



20111206000366880 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
12/06/2011 09:47:01 AM FILED/CERT

Send tax notice to:

SHIRLEY T. THOMPSON  
2008 GLEN EAGLE LANE  
BIRMINGHAM, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2011468

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Seven Thousand and 00/100 Dollars (\$287,000.00) in hand paid to the undersigned, RALPH MONSALVATGE and JANET H. MONSALVATGE, Husband and Wife (hereinafter referred to as "Grantors") by SHIRLEY T. THOMPSON and JOHN G. THOMPSON (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF COUNTRY CLUB VILLAGE, AN INVERNESS GARDEN HOME COMMUNITY, AS RECORDED IN MAP BOOK 16, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMEN, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHT.
8. SUCH STATE OF FACTS AS RECORDED ON PLAT OF COUNTRY CLUB VILLAGE SUBDIVISION, AS RECORDED IN MAP BOOK 16, PAGE 47, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOKM 320, PAGE 30.
10. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR



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INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF  
THE EXERCISE OF SUCH RIGHTS.

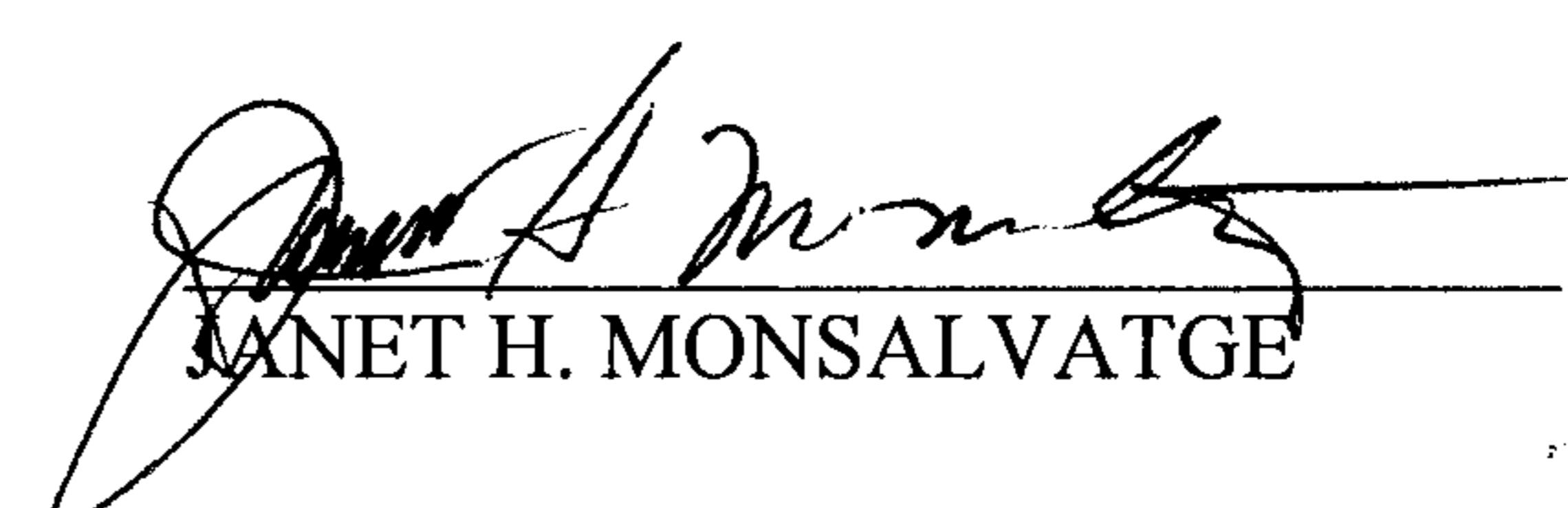
11. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK 390, PAGE 543 AND AMENDED IN INSTRUMENT NO. 1992-9584 AND INSTRUMENT NO. 2000-7393 IN THE PROBATE OFFICE OF SHELBY COUNTY, AL.
12. SANITARY SEWER EASEMENT AS RECORDED IN REAL BOOK 365, PAGE 876.

\$293,170.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 30th day of November, 2011.

  
RALPH MONSALVATGE

  
JANET H. MONSALVATGE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RALPH MONSALVATGE and JANET H. MONSALVATGE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2011.

