

Send tax notice to:

James Kenneth Thompson, Jr.
1228 David Drive
Pelham, AL 35124

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

2012011545

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and No/100ths Dollars (\$150,000.00), in hand paid to the undersigned, Norma Rogers, a married woman, (hereinafter referred to as Grantor, whether one or more) by James Kenneth Thompson, Jr., and Stephanie C. 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:

Lots 13, 14, and 15, Block 1, according to Brookfield Second Sector as recorded in Map Book 6, Page 16, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


General and special taxes or assessments for 2012 and subsequent years not yet due and payable.
Building setback line reserved of 45 feet on Lots 13 and 15 and 60 feet on Lot 14 from David Drive as shown by plat.
Utility easements as shown by recorded plat, including 10 feet from rear (Lots 13, 14, 15) and 7.5 feet on East side of Lot 13.
Restrictions, covenants, and conditions as set out in Misc. Book 7 page 837, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Right(s)-of-Way(s) granted to Alabama Power Company, as set out in Volume 121 page 40; Volume 127 page 504; Volume 245 page 24 and Volume 285 page 280, in the Probate Office.
Right(s)-of-Way(s) granted to Southern Bell Telephone & Telegraph, as set out in Volume 285 page 719, in the Probate Office.
Agreement in favor of Alabama Power Company as recorded in Misc. Book 8 page 131 in said Probate Office.

The above described property does not constitute the homestead of the grantor nor that of her spouse.

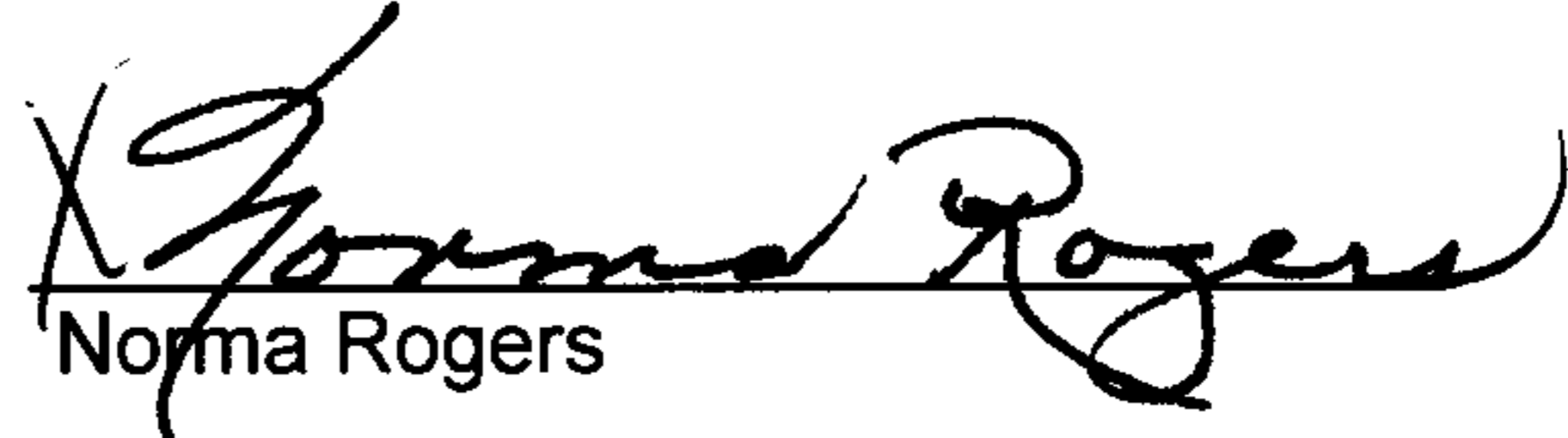
\$ 120,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 have 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 02/14/2012
State of Alabama
Deed Tax: \$30.00


20120214000054210 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
02/14/2012 08:41:07 AM FILED/CERT


IN WITNESS WHEREOF, said Grantor, has hereunto set his/her/their hand(s) and seal(s) this the 31st day of January, 2012.


Norma Rogers


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norma Rogers and , whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the January 31, 2012.


Notary Public
Print Name: Angela D. Phillips
My Commission Expires: 01/12/2016




20120214000054210 2/2 \$45.00
Shelby Cnty Judge of Probate, AL
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