

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Hall Thompson, Sr. and Patricia S. Thompson
2122 Wehapa Circle
Leeds, Alabama 35094

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE MILLION THREE HUNDRED THOUSAND AND NO/100 (\$1,300,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **THE MICHAEL D. THOMPSON QUALIFIED LAKE RESIDENCE TRUST DATED DECEMBER 23, 1992, BY NETAGENE R. THOMPSON, AS TRUSTEE, a qualified lake residence trust**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEES, **HALL THOMPSON, JR. AND PATRICIA S. THOMPSON**, husband and wife, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot "A" Harper's Addition to Lake Wehapa, recorded in Map Book 13, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2012 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 13, Page 117.
7. Easement, if any, found in Exhibit A of the Deed recorded in Book 329, Page 496.
8. Declaration of Restrictive Covenants recorded in Book 375, Page 908.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during

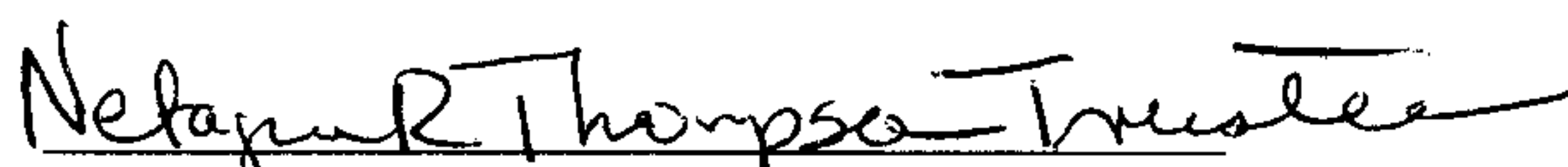
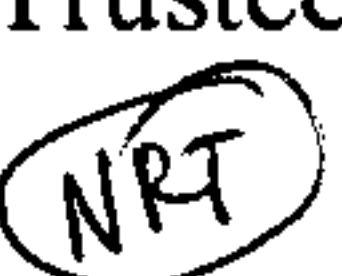
their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S successors, assigns, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hands and seals on this day of April 2, 2012.

GRANTOR:

The Michael D. Thompson Qualified Lake Residence Trust dated December 23, 1992, by Netagene R. Thompson, as Trustee



Netagene R. Thompson, as Trustee


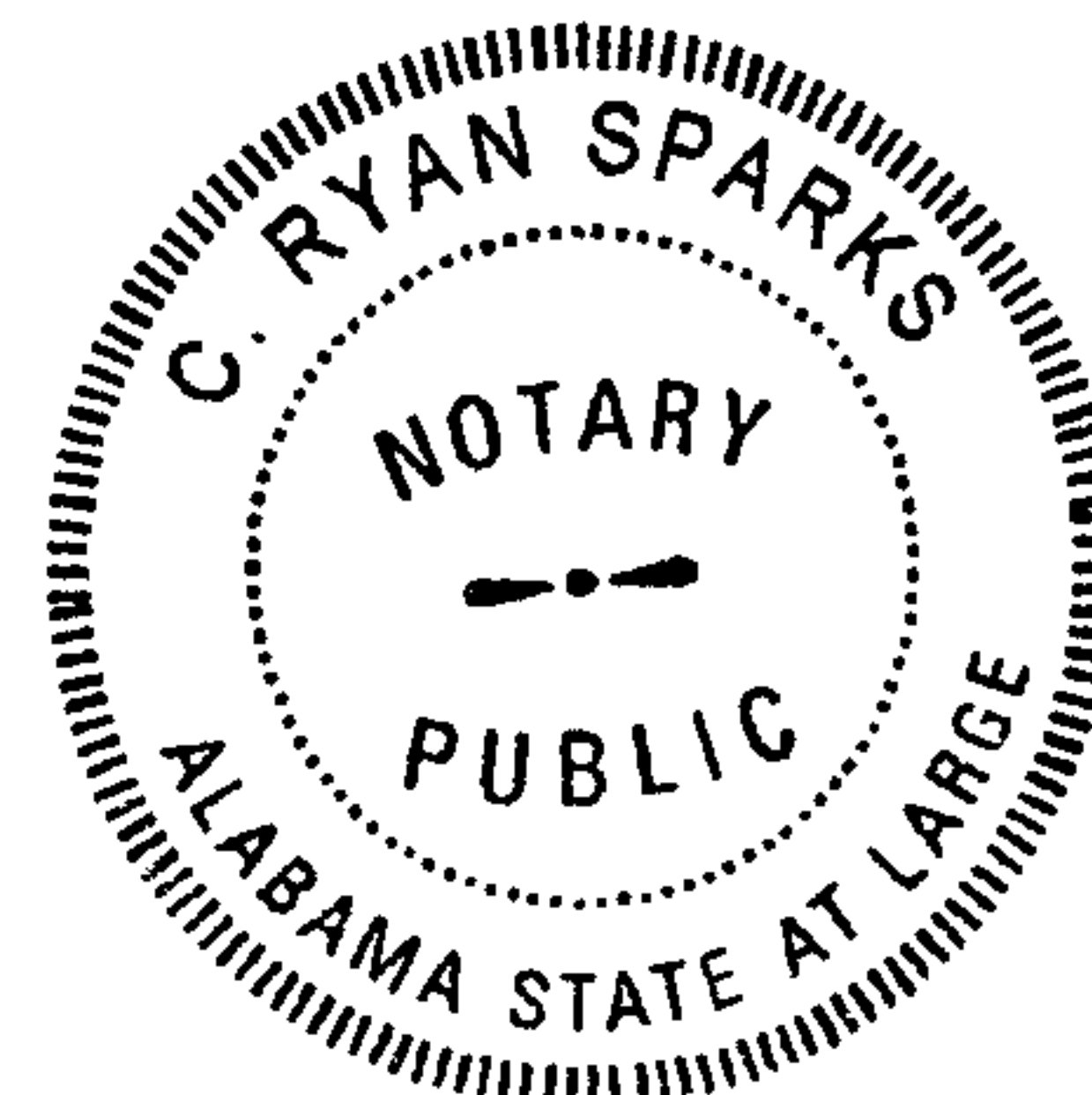
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that The Michael D. Thompson Qualified Lake Residence Trust dated December 23, 1992, by Netagene R. Thompson, as Trustee, whose name is signed to the above and foregoing conveyance, and is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she each executed the same voluntarily as Trustee and with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of April 2, 2012.

[Affix Seal Here]


C. Ryan Sparks, Notary Public
My Commission Expires: December 14, 2015



20120405000116330 2/2 \$715.00
Shelby Cnty Judge of Probate, AL
04/05/2012 09:11:59 AM FILED/CERT

Shelby County, AL 04/05/2012
State of Alabama
Deed Tax: \$700.00