


<b>Grantor:</b> BancorpSouth Bank 4680 Highway 280 East Birmingham, AL 35242  <b>Grantee:</b> Albert F. Thomasson & Burgess A. Thomasson, Jr.  <u>3900 Montclair Road, Suite 200</u> <u>Birmingham, AL 35213</u>	<b>Property Address:</b> Lots 155 & 156 Long Branch Estates, Phase II Calera, AL 35040  <b>Date of Sale:</b> June 20, 2014  <b>Total Purchase Price:</b> \$10,000.00  <b>Purchase Price Verification:</b> See deed below
---	--

THIS INSTRUMENT PREPARED BY:  
Richard W. Theibert, Attorney  
Najjar Denaburg, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

  
20140626000194420 1/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
06/26/2014 02:04:14 PM FILED/CERT

Send Tax Notice to:  
Albert F. Thomasson  
Burgess A. Thomasson, Jr.

3900 Montclair Road, Suite 200

Birmingham, AL 35213

STATE OF ALABAMA )  
)  
SHELBY COUNTY )

**SPECIAL WARRANTY DEED  
WITHOUT SURVIVORSHIP  
(TENANTS IN COMMON)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of Ten Thousand and No/100, (\$10,000.00) Dollars, in hand paid by the grantees herein, the receipt whereof is acknowledged, BancorpSouth Bank, a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Albert F. Thomasson and Burgess A. Thomasson, Jr., (herein referred to as "GRANTEE"), as tenants in common, the following described real estate situated in Shelby, Alabama, to-wit:

Lots 155 and 156, according to Long Branch Estates Phase II, Final Plat, as recorded in Map Book 36, Page 93A & B, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes for the year, 2014, not yet due and payable.
2. Restrictions as shown by recorded map.
3. Building line(s) as shown by recorded map.
4. Easement(s) as shown by recorded map.
5. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
6. Declaration of Protective Covenants for Long Branch appearing of record in Instrument 20041222000697420, and First Supplement to the Declaration of Covenants as recorded in Instrument 20061218000613530, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
7. Right of way to BellSouth Telecommunication Inc., as recorded in Instrument 20050526000257590, in the Probate Office of Shelby County, Alabama.
8. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company by instrument recorded in Instrument 20050801000387500, Instrument 20050801000387430, Instrument 20060201000052790, in the Probate Office of Shelby County, Alabama.
9. Covenants regarding onsite sewer disposal appearing of record in Instrument 2000119000028960, in the Probate Office of Shelby county, Alabama.
10. Mining and mining rights and rights incident thereto recorded in Instrument 1997-9552, Instrument 2000-4450, and Instrument 2001-27341 in the Probate Office of Shelby County, Alabama.
11. Reservations and easement reserved in that certain deed executed by and between Timberlake Development, LLC and Long Branch, LLC, dated January 25, 2005 and recorded in Instrument 2005020400057100 in the Probate Office of Shelby County, Alabama.
12. Easement to Alabama Power Company recorded in Instrument 20050801000385430, Instrument 20050801000387500, and Instrument 2006020100052790 in the Probate Office of Shelby County, Alabama.
13. Restrictions appearing of record in Instrument 20040811000450550, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.




20140626000194420 2/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
06/26/2014 02:04:14 PM FILED/CERT

19<sup>th</sup> day of June, 2014.

BY: Don J. Giardina  
ITS: President

BY: Don J. Giardina  
ITS: President

BY:  (SEAL)  
ITS: Senior Vice President

BY: Earl H. Tharp  
ITS: Senior Vice President

STATE OF ALABAMA               )  
  )  
JEFFERSON COUNTY             )

CORPORATE ACKNOWLEDGMENT

Given under my hand and official seal this 19<sup>th</sup> day of June, 2014.



Greta Juller Gutschall  
Notary Public  
My commission expires: **MY COMMISSION EXPIRES:**  
**February 7, 2018**

**MY COMMISSION EXPIRES:**  
**February 7, 2018**