

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:  
Nancy D. Hausman  
78 Shades Crest Road  
Birmingham, AL 35226

### WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ninety-Nine Thousand and 00/100 Dollars (\$99,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Thompson Realty Co., Inc., herein referred to as Grantor, whose mailing address is 103 Carnoustie, Shoal Creek, AL 35242 (whether one or more), grant, bargain, sell and convey unto Nancy D. Hausman, (herein referred to as Grantee, whether one or more) whose mailing address is 78 Shades Crest Road, Birmingham, AL 35226, the following described real estate, situated in Shelby County, Alabama, the address of which is 6 Augusta Way, Birmingham, AL 35242, to-wit:

Lot 149, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.


**SUBJECT TO:** (1) Taxes due in the year 2014 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) All matters involving Shoal Creek Association, Inc.

Grantor represents and warrants that all homeowners dues are current through the month of June 2014, all library dues are current, all fire dues are current and that there are no other governmental or quasi governmental assessments due against the property conveyed.

**TO HAVE AND TO HOLD** to the said Grantee, her heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 25<sup>th</sup> day of June, 2014

  
20140630000197100 1/1 \$113.00  
Shelby Cnty Judge of Probate, AL  
06/30/2014 10:20:40 AM FILED/CERT

Thompson Realty Co., Inc.

By: Caroline T. Little

Its: VP Controller

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

### CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CAROLINE LITTLE, whose name as VP controller of Thompson Realty Co., Inc., a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 25<sup>th</sup> day of June, 2014.

Shelby County, AL 06/30/2014  
State of Alabama  
Deed Tax: \$99.00

Notary Public

My Commission Exp. 3.1.16