

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

Send Tax Notice To:
Thompson Realty Co., Inc.
103 Carnoustie
Shoal Creek, AL 35242

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, Nancy D. Hausman, a married woman, herein referred to as Grantor, whose mailing address is 78 Shades Crest Road, Birmingham, AL 35226 (whether one or more), grant, bargain, sell and convey unto Thompson Realty Co., Inc., (herein referred to as Grantee, whether one or more) whose mailing address is 103 Carnoustie, Shoal Creek, AL 35242, the following described real estate, situated in Shelby County, Alabama, the address of which is 903 Carnoustie South, Birmingham, AL 35242, to-wit:

Lot 54, 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.


The property conveyed herein is not the homestead of the Grantor or her spouse

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, its 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 25th day of June, 2014

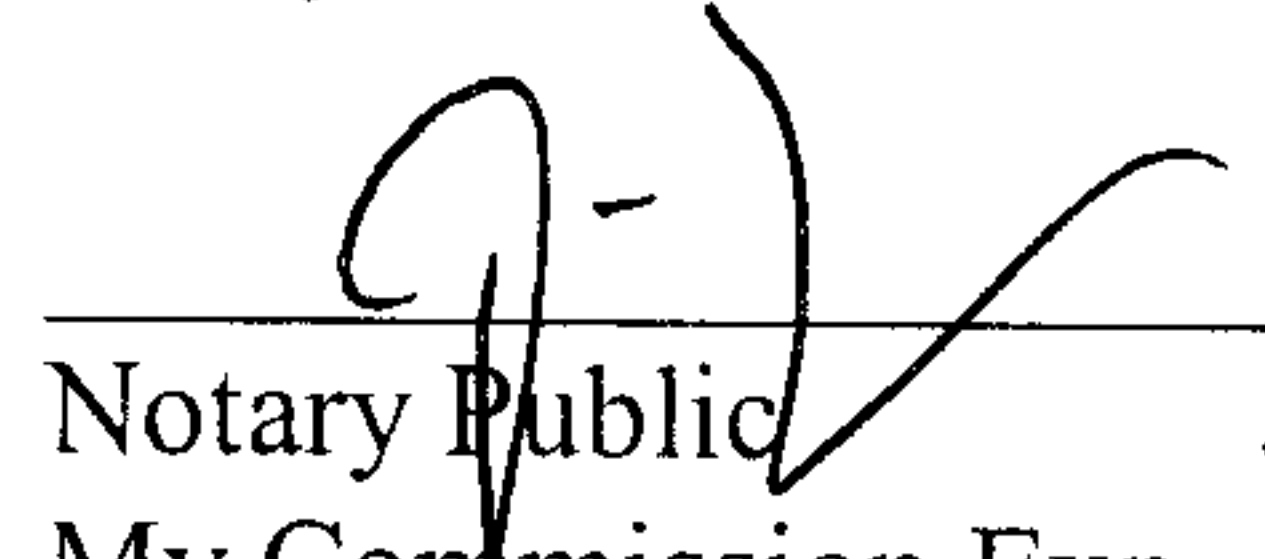

Nancy D. Hausman

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Nancy D. Hausman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

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


20140630000197110 1/1 \$113.00
Shelby Cnty Judge of Probate, AL
06/30/2014 10:20:41 AM FILED/CERT


Notary Public
My Commission Exp. 3.1.18

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