

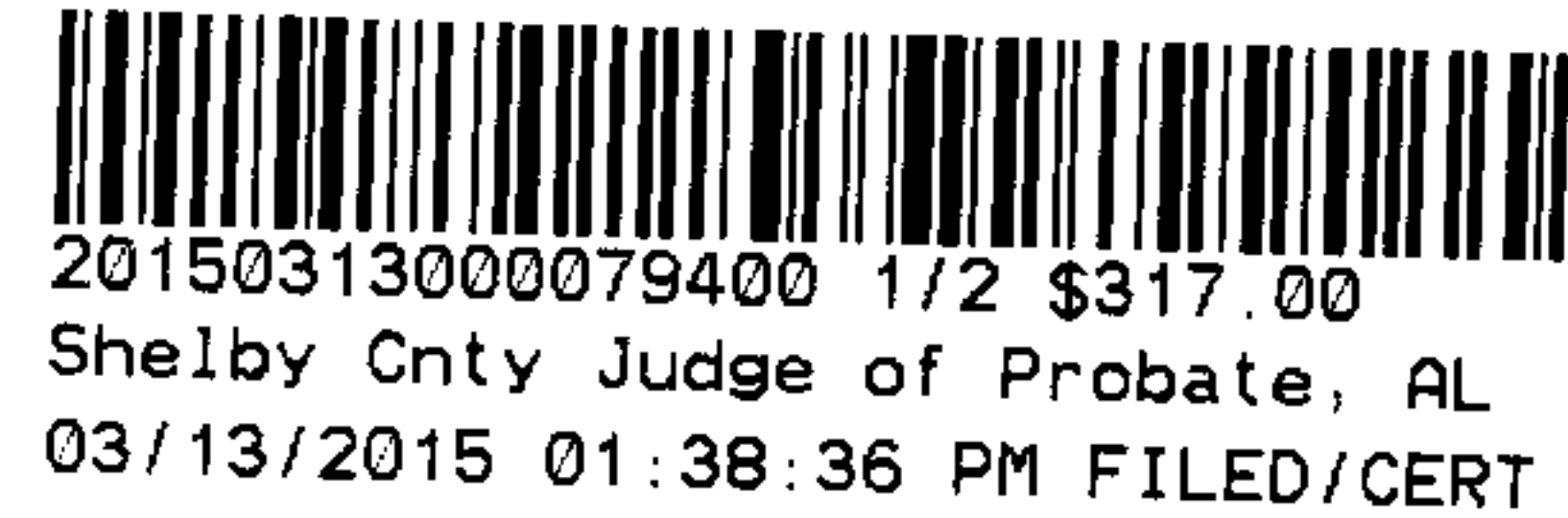
Send tax notice to:
CLIFFORD ALAN THOMPSON
717 BRANCH LAKE DRIVE
COLUMBIANA, AL 35051

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015128

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Fifty-Five Thousand and 00/100 Dollars (\$655,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TERRY LEE NAUERT, AN UNMARRIED MAN whose mailing address is:

3116 Chelsea Park Ridge, Chelsea AL 35043 (hereinafter referred to as "Grantors") by CLIFFORD ALAN THOMPSON and KAREN THOMPSON whose mailing address is: 717 BRANCH LAKE DRIVE, COLUMBIANA, AL, 35051 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:

LOT 4, ACCORDING TO THE SURVEY OF BRANCH LAKE ESTATES, AS RECORDED IN MAP BOOK 25, PAGE 148 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS(DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1999-42397 AND AMENDED IN INSTRUMENT NO. 2000-2477, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY GRANTED TO LEVEL 3, A DELAWARE LLC AS SET FORTH IN INSTRUMENT NO. 1999-43570 AND INSTRUMENT NO. 1999-43569, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
4. MAINTENANCE AGREEMENT FOR INGRESS/EGRESS AND UTILITY EASEMENT FOR BRANCH LAKE ESTATES AS SET OUT IN INSTRUMENT NO. 2000-2476.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 563 AND DEED BOOK 102, PAGE 129.
6. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 135, PAGE 118, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY GRANTED TO LEVEL 3, A DELAWARE LLC AS SET FORTH IN INSTRUMENT NO. 1999-43570 AND INSTRUMENT NO. 1999-43569, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
8. MAINTENANCE AGREEMENT FOR INGRESS/EGRESS AND UTILITY EASEMENT FOR BRANCH LAKE ESTATES AS SET OUT IN INSTRUMENT NO. 2000-2476.
9. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 563 AND DEED BOOK 102, PAGE 129.

10. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 135, PAGE 118, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
11. RIGHT OF WAY GRANTED TO COLONIAL PIPELINE COMPANY AS SET FORTH IN DEED BOOK 268, APGE 460 AND DEED BOOK 220, PAGE 810, IN THE PROBATE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
12. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL AS SET FORTH IN DEED BOOK 312, APGE 469, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
13. EASEMENT TO PLANTATION PIPELINE COMPANY AS RECORDED IN DEED BOOK 112, PAGE 376; DEED BOOK 113, PAGE 64; DEED BOOK 256, PAGE 599; DEED BOOK 112, PAGE 215 AND DEED BOOK 253, PAGES 320 AND 381 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. RIGHTS OF OTHERS TO USE THE EASEMENT AS SET OUT IN INSTRUMENT NO. 1998-6429.
15. RIGHT OF OTHERS TO USE OF LAKE.
16. RIGHTS OF OTHERS TO USE OF BRANCH LAKE DRIVE.
17. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LIES ADJACENT TO A LAKE.
18. EASEMENT – DISTRIBUTION FACILITIES TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20061212000601730, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
19. COVENANT WITH THE SHELBY COUNTY HEALTH DEPARTMENT AS RECORDED IN INSTRUMENT NO. 20060816000401040.

\$355,000.00 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 has 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

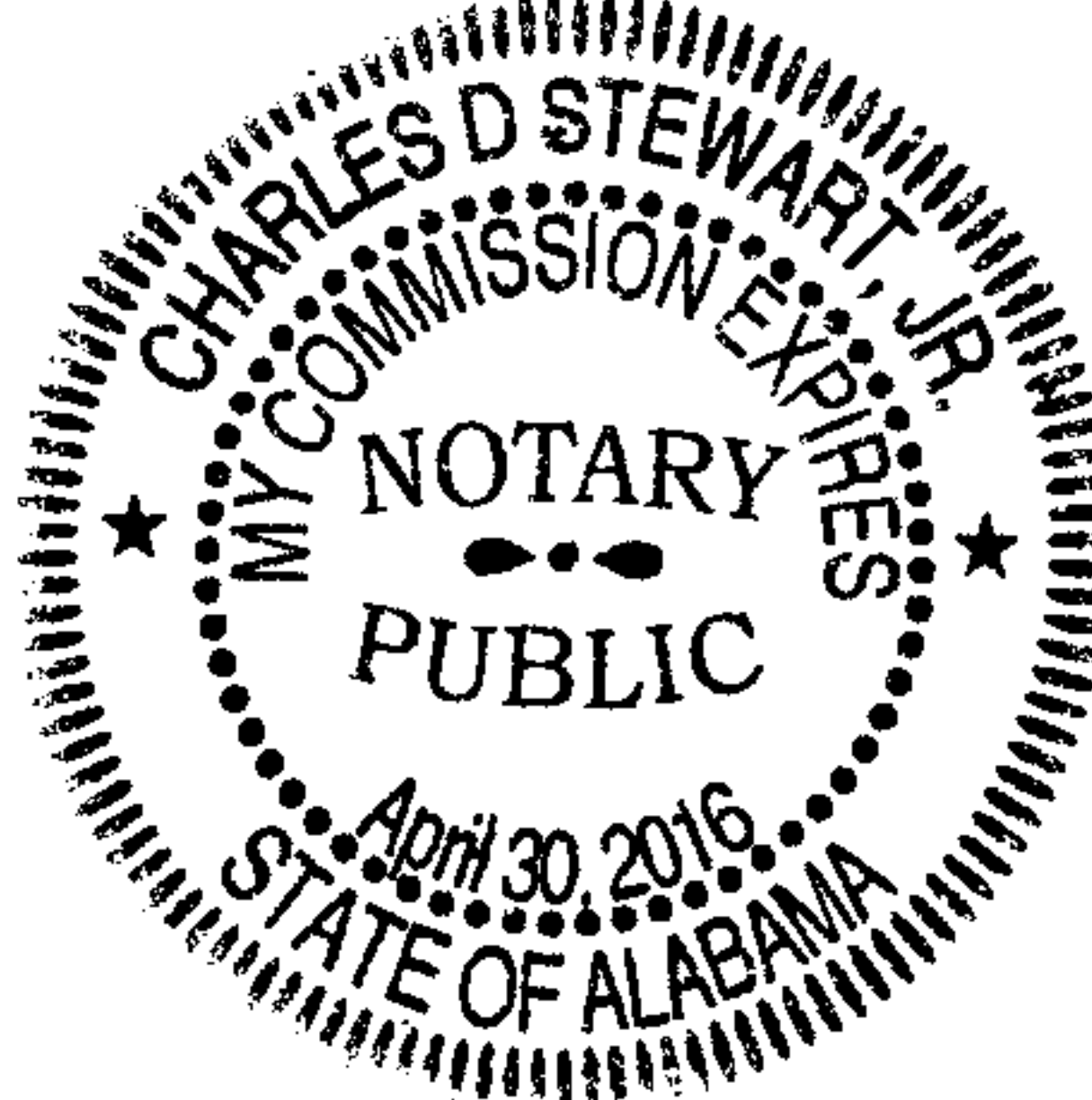
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6th day of March, 2015.


 TERRY LEE NAUERT

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRY LEE NAUERT 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 6th day of March, 2015.




 Notary Public

Print Name: Charles D Stewart, Jr.

Commission Expires: 8-30-16



20150313000079400 2/2 \$317.00
 Shelby Cnty Judge of Probate, AL
 03/13/2015 01:38:36 PM FILED/CERT