

State of Alabama)  
County of Shelby)

20160824000305070 1/1 \$580.00  
Shelby Cnty Judge of Probate, AL  
08/24/2016 08:08:51 AM FILED/CERT

Warranty Deed

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of five hundred sixty five thousand and no/100 Dollars (\$565,000.00) being the contract price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, William M. Johnson, III and spouse Deborah B. Johnson (**Grantors**) whose address is 2552 Ashford Place, Birmingham, AL 35243 do grant, bargain, sell and convey unto Laura Thompson(**Grantee**) whose address is 3717 Wyngate Cove, Birmingham, AL 35242 the following described real estate situated in Shelby County, Alabama to-wit:

**LOT 29, IN BLOCK 4, ACCORDING TO THE SURVEY OF WYNGATE, FIRST SECTOR, AS RECORDED IN MAP BOOK 11, PAGE 13 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.** aka 3717 Wyngate Cove, Birmingham, AL35242

**Subject to:**

Ad Valorem Taxes due October 1, 2016.

Easements, set back lines and other matters displayed on record map.

Restrictions in Real 133,Page 224.

Transmission Line Permit to Alabama Power Company in Deed Book 130, Page 153; Deed Book 169, Page 322; Deed Book 179, Page 360; and Real 142, Page 159.

Agreement with Alabama Power Company in for Underground Residential Distribution as recorded in Real 140, Page 713.

Terms Agreements and right of way to Alabama Power Company in Real 140, Page 734.

Title to all minerals within and underlying the [premises, together with all mining rights, privileges and immunities relating thereto, together with release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real 101, Page 948; Real 167, Page 940 and Deed Book 135, Page 434.


Any loss or claim relating to the existence of underground mine shaft as referred to in Real 101,Page 948.

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

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantee**, her heirs, successors and assigns forever, against the lawful claims of all persons.

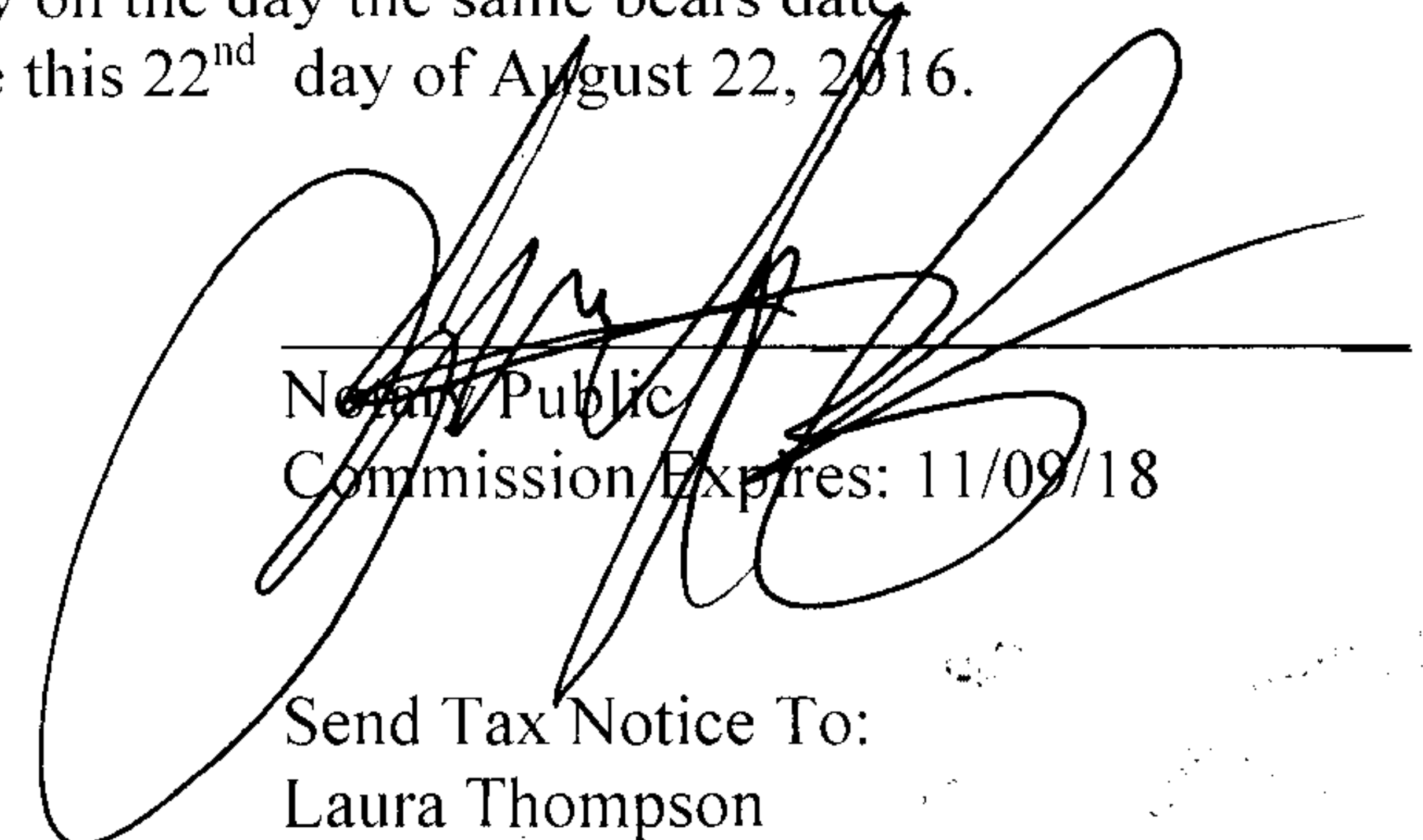
**IN WITNESS WHEREOF**, the said Grantors have caused this conveyance to be executed this the 22nd day of August, 2016.

 SEAL  
WILLIAM M. JOHNSON, III

 SEAL  
DEBORAH B. JOHNSON

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that William M. Johnson, III and spouse Deborah B. Johnson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal of office this 22<sup>nd</sup> day of August 22, 2016.

  
Notary Public  
Commission Expires: 11/09/18

This Instrument Prepared By:  
GENE W. GRAY, JR.  
2100 SouthBridge Parkway,  
Suite 338  
Birmingham, AL 35209  
File 216258

Send Tax Notice To:  
Laura Thompson  
3717 Wyngate Cove  
Birmingham, AL 35242  
10-2-03-0-002-025