

Send tax notice to:
JONATHAN DAVID NOLAND
2064 EAGLE VALLEY DRIVE
BIRMINGHAM, AL 35242

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

2016571

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Five Thousand and 00/100 Dollars (\$535,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MICHAEL W. THOMPSON and LAURA THOMPSON, HUSBAND AND WIFE whose mailing address is: 2717 Wynette Court, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by JONATHAN DAVID NOLAND and MADGE BURKE NOLAND whose property address is: 2064 EAGLE VALLEY DRIVE, BIRMINGHAM, AL, 35242 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 1512, ACCORDING TO THE SURVEY OF EAGLE POINT - 15TH SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions
3. Restrictions, covenants and conditions as set out in instrument (s) recorded in Deed Book 206, Page 448 and by instrument(s) recorded in General Covenants, Restrictions and Easements Eagle Point 15th Sector recorded in Instrument No. 1999-44778 in the Probate Office.
4. Terms and conditions as set out in Articles of Incorporation of Eagle Point Homeowners' Association Inc as recorded in Instrument No. 1996-18823 and By Laws thereof as recorded in Instrument No. 1996-33733.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 111, Page 408; Deed Book 149 Page 380 and Deed Book 109, Page 70 in Probate Office.
6. Right(s) of way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 336, Page 224; Deed Book 337 Page 245 and Real 149 Page 206 in Probate Office.
7. Title to all minerals within and underlying the premise together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 331 Page 262 and Deed Book 81 Page 417 in the Probate Office.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/16/2016 02:23:58 PM
 \$263.00 JESSICA
 20160916000339440

[Handwritten Signature]

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8. Release(s) of damages as set out in instrument(s) recorded in Instrument #1996-26590 in Probate Office.
9. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 26 Page 35 in Probate Office.
10. Ingress, egress and Utility Easement as shown by instrument recorded in Instrument #1998-42638 in Probate Office.
11. Rights of others easements and rights of ways as set out in Deed Book 290, Page 842; Deed Book 290, Page 848, in Probate Office.
12. Reservation of right of way as set out in Instrument #1996-26590 in Probate Office.
13. Restrictive Covenants and Grant of Lane Easement for Underground facilities in subdivision in favor of Alabama Power as recorded in Instrument No. 2000-11861.

\$290,000.00 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 15th day of September, 2016.

[Handwritten Signature]
 MICHAEL W. THOMPSON

[Handwritten Signature]
 LAURA THOMPSON

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL W. THOMPSON and LAURA THOMPSON 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 15th day of September, 2016.

[Handwritten Signature]
 Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 9/30/20