

KEN SETTLEMENT SOLUTIONS, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

Send tax notice to:

Charles F. Hall and Stacey Hall

20 Nolen St
Birmingham, AL 35242
BHM1600923

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

20161108000411670

State of Alabama

11/08/2016 08:50:48 AM

County of Shelby

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Thompson Realty Co., Inc., a corporation**, whose mailing address is

103 Carnoustie, Shoal Creek, AL 35242
(hereinafter referred to as "Grantor"), by **Charles Hall and Stacey Hall**, whose mailing address is

20 Nolen Street, Birmingham, AL 35242
(hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, the address of which is 300 Carnoustie, Shoal Creek, AL 35242, to-wit:

Lot 221-B, according to the Resurvey of Lots 221 and 222, Shoal Creek Subdivision as recorded in Map Book 8, Page 120, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

\$554,560.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

To Have and To Hold unto the said Grantee, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever. And said Grantor does for itself and for its successors and/or assigns, covenant with the GRANTEES, its successors and/or assigns, that it is lawfully seized in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and/or assigns shall warranty and defend the same to the GRANTEES, its successors and/or assigns forever, against the lawful claims of all persons.

4th IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the
day of November, 2016.

Thompson Realty Co., Inc.



By: George Thompson
Its: Chairman

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The Undersigned, a Notary for said County and in said State, hereby certify that
George Thompson, whose name as Chairman of **Thompson Realty Co., Inc.**, is
signed to the foregoing instrument, and who is known to me, acknowledged before me on this day
that, being informed the contents of said instrument he, as such Chairman and with full
authority, executed the same voluntarily for and as the act of said entity.

Given under my official hand and seal this the 4th day of November, 2016.

My Commission Expires: 3/5/17


Notary Public



(SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/08/2016 08:50:48 AM
\$19.00 DEBBIE
20161108000411670

