

20180607000201240
06/07/2018 12:47:19 PM
DEEDS 1/2

Send tax notice to:
LEROY ABRAHAMS
3 RED FOX RUN
SHOAL CREEK, 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

2018265

TITLE NOT EXAMINED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Consideration: \$10,000

That in consideration of One and 00/100 Dollars (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, THOMPSON REALTY CO., INC. whose mailing address is: 103 Carnovshtie Shoal Creek, AL 35242 hereinafter referred to as "Grantors") by LEROY ABRAHAMS and MALISA ABRAHAMS whose property address is: 3 RED FOX RUN, SHOAL CREEK, 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:

Begin at the southernmost corner of Lot 32B1, a Resurvey of Lot 32A and 32B of a Resubdivision of Lots 32 and 33 Shoal Creek, as recorded in Map Volume 23, Page 5, in the Office of the Judge of Probate Shelby County, Alabama and thence run in a northwesterly direction along the southern boundary of said Lot 32B1 for a distance of 53.22 feet to a point, thence turn an interior angle to the right of 23° 21'53" and run in a southeasterly direction for a distance of 21.60 feet to a point; thence turn an interior angle to the right of 156° 57'47" and run in a southeasterly direction for a distance of 7.71 feet to a point; thence run an interior angle to the right of 161°08'08" and run in an easterly direction for a distance of 27.08 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

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, the said Grantor, THOMPSON REALTY CO., INC. by
CAROLINE T. LITTLE, its PRESIDENT, who is authorized to execute this conveyance, has
hereunto set its signature and seal on this the 5th day of June, 2018

THOMPSON REALTY CO., INC.
Caroline T. Little
CAROLINE T. LITTLE, PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Caroline T. Little, whose name as President 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 of
the contents of the said instrument, he/she as such President and with full authority, executed the
same voluntarily for and as the act of said corporation.

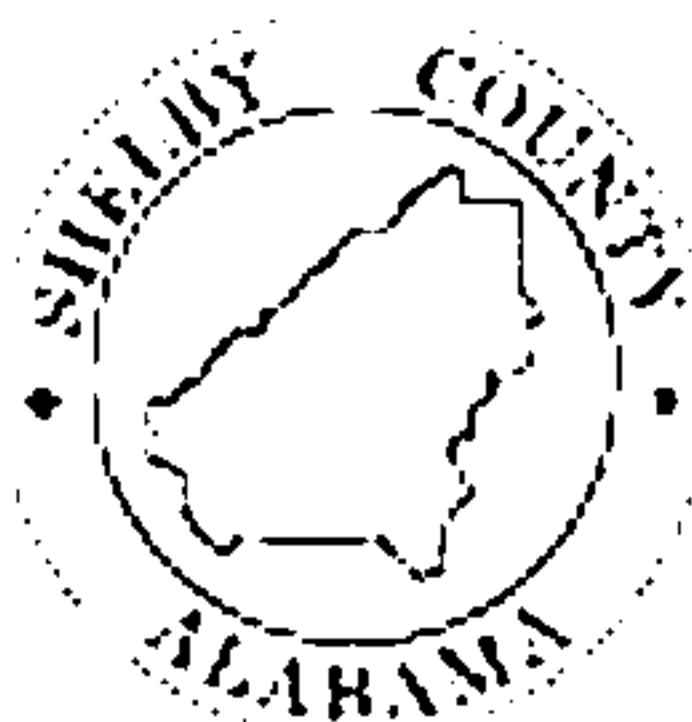
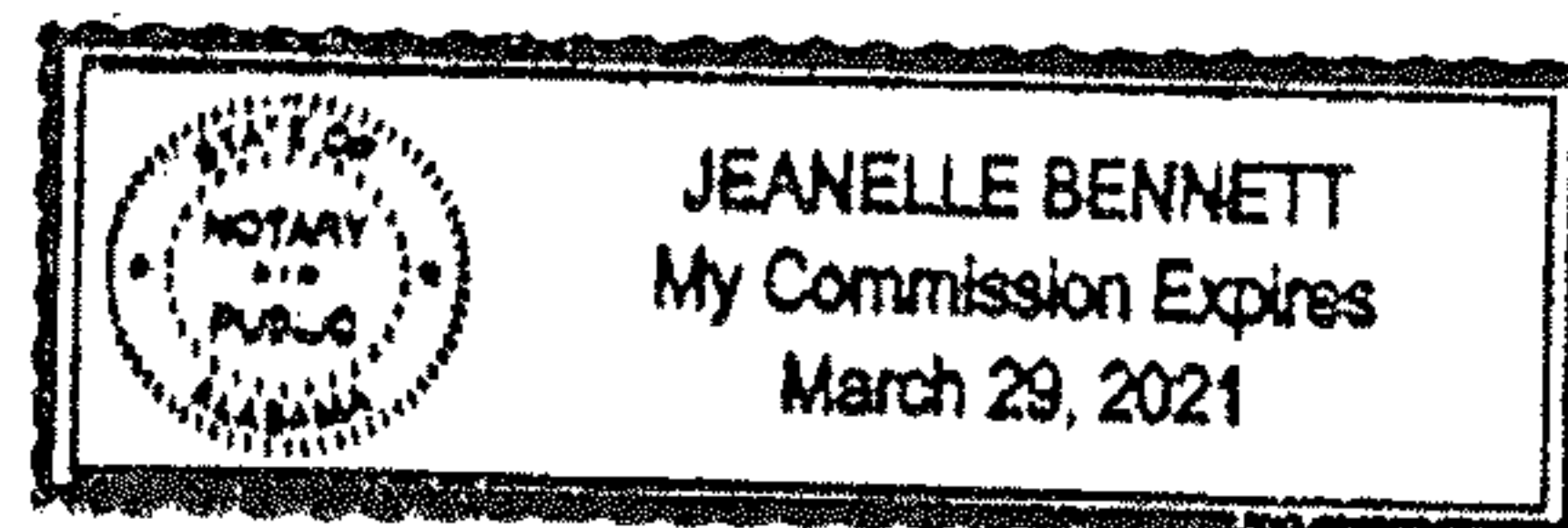
Given under my hand and official seal this the 5 day of June, 2018.

Notary Public

Print Name:

Commission Expires:

Jeanelle Bennett
Jeanelle Bennett
3/29/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/07/2018 12:47:19 PM
\$28.00 CHERRY
20180607000201240

James W. Fuhrmeister