

Send tax notice to:
SHOAL CREEK
103 New Williamsburg Drive
Shoal Creek, AL 35242

this instrument prepared by:
George C. Thompson Sr.
3816 Forest Glen Drive
Mountain Brook, AL 35213

STATE OF ALABAMA
Shelby COUNTY

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

In consideration of One and 00/100 Dollars (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, NANCY S. THOMPSON, whose mailing address is: 3816 Forest Glen Drive - Mountain Brook, AL 35213, (hereinafter referred to as "Grantor"), by SHOAL CREEK (The Club), whose property address is: 100 New Williamsburg Drive - Shoal Creek, AL 35242, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

That specific part of Lot 131 (as originally recorded, with the Shoal Creek Community, on Map Book 6, Page 150 in the office of the Probate Judge of Shelby County, Alabama), which is identified as: "To be included as part of the Golf Course Acreage 18,963.12 square feet," and is a part of: "A Re-survey of Lot 131 Shoal Creek - Map Book 6, Page 150," recorded on Map Book 50, Page 39, document #20181217000440230, in the office of the Probate Judge of Shelby County, Alabama.

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

The Grantor does for herself, her successors and assigns, covenant with the Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises: that they are free from all encumbrances, except as shown above; that she has a good right to convey the same as aforesaid; and that she will, and her successors and assigns shall, warrant and defend the same to the Grantee, its administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 03/11/2019
State of Alabama
Deed Tax: \$76.00


20190311000077080 1/4 \$100.00
Shelby Cnty Judge of Probate, AL
03/11/2019 12:41:54 PM FILED/CERT

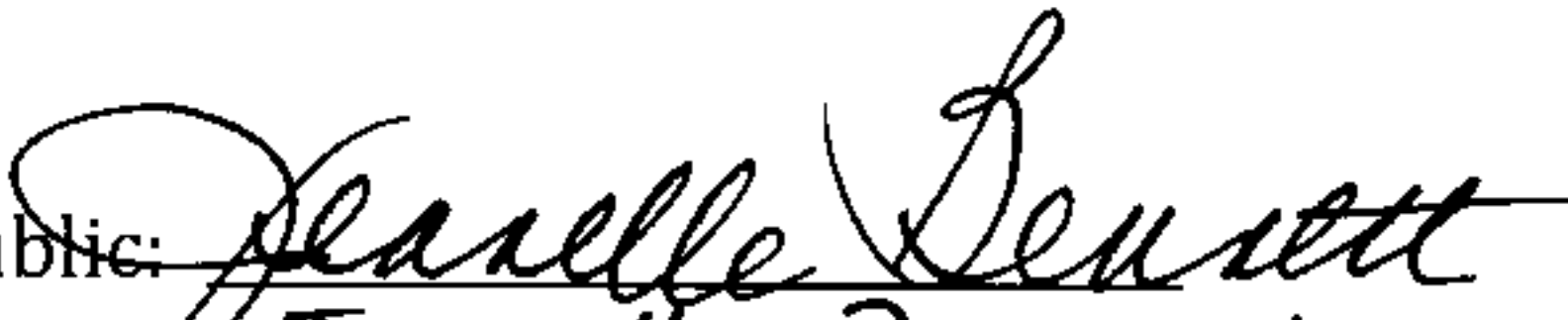
IN WITNESS WHEREOF, the said Grantor, NANCY S THOMPSON, has hereunto set her signature on this the 6TH day of March, 2019.

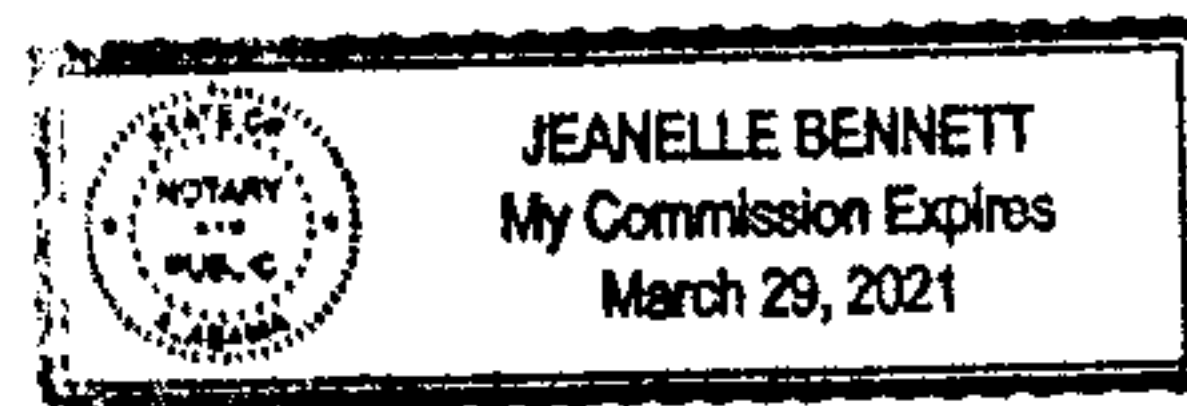

NANCY S. THOMPSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy S. Thompson, is signed to the foregoing instrument, and who is known to me, acknowledged before me in this day, that, being informed of the contents of said instrument, she executed the same voluntarily.

Given under my hand and official seal this 6 day of March, 2019.

Notary Public: 
Print Name: Jeanelle Bennett
Commission Expires: 3/29/2021




20190311000077080 2/4 \$100.00
Shelby Cnty Judge of Probate, AL
03/11/2019 12:41:54 PM FILED/CERT

[illegible]

This re-survey contains 3.15 AC that is zoned E-15D.

107 130 3

Baltusro
Court
(Private
Drive)

Golf Course

The 2002 R:pmig
 Department of Trust
 037250 000 030.000
 06 6. 150

03-1-250 028.000

[illegible]

Witness under my hand and seal this 10th day of September 1944.

[Signature]
J. B. Jackson, Notary Public
Commission Expires 5/10/1952

Claren Under my hand and seal this 23rd day of September, 2018.
Claren Undermyhand

 Claren Undermyhand
 County of San Diego
 State of California (Exempt) 3/23/2021

 Notary Public
 My Commission Expires: 3/23/2021

 State of California
 Department of State
 Division of County Clerks
 400 Capitol Mall, Suite 400
 Sacramento, CA 95833
 (916) 227-2300
 www.sos.ca.gov

APPROVED BY THE BOARD:
 Daniel J. Bortz
 Director
 10000 E. 11th Ave., Overland Park
 Kansas, 66204-4001
 Signed: _____
 Date: _____
 Approved by the Board:
 William C. Garvey, III, President
 6100 Greenwood Circle
 Overland Park, Kansas 66204-4001

DESIGN SURVEY.
This survey is based upon the information provided by the original plat of Shoof Creek as recorded at Map Book 6, Page 150, in the Office Of The Probate Judge of Shelby County, a platone and the plat of Phase I of the platone of Shoof Creek.
The following are the existing corners for the new property lines were completed on June 18, 2015.
The relocation of property lines shown on this plat in no way modifies any existing utility easements. All utilities are in and all existing easements remain as originally platted.

SUBDIVISION NOTES:
1. This is a private subdivision for residential, Country Club, and related purposes only. Shelby County will not be involved in the maintenance of roads, sewer, or drainage, or other facilities in this subdivision.
2. Shoof Creek Association, Inc., an Alabama Nonprofit Corporation, will maintain all common areas including roads, ditches, easements, drainage, etc., within the subdivision.
3. The common area referred to in Section 9 of Article 1 of the Declaration of Covenants and Restrictions recorded April 28 2015, of this subdivision is conveyed to the Association and shall be owned and managed in any of the following ways:
4. The Declaration of Covenants and Restrictions of Shoof Creek Subdivision
5. Contractor and May 5 2015 of Instrument Number 20150505000141980.
6. Resurvey takes into consideration actual topographical conditions and allows for a more natural building site.

HEALTH DEPARTMENT NOTES:

1. Health Department must approve each lot. Adequate information must be submitted for each individual lot before a sewer disposal permit will be issued.
2. Lots must be of good form in common areas or for the install lot for maintenance and repair of field lines serving the lot designated. Each lot owner is responsible for the proper function of their respective field lines.

Trig E & L S Ex Corp., LLC
3621 Kingshill Road
Birmingham, Alabama 35226
Phone 1205 617 0565
www.bond180.com

NOTES REQUIRED BY SHELLEY COUNTY

1. All assessments on this map are for public utilities, storm sewer systems, districts, and may be used for such purposes to serve the property both within and without the subdivision. Shelley County is not responsible for the maintenance of any easements or rights of way outside of the public utility easement.

2. The owner of this lot is responsible for providing building lines free of obstructions prior to any development or use of the property.

3. No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shelley County Planning Commission.

4. Easements shall be restricted to the locations as shown on this plat. Driveway access shall be provided to the lot by the driveway.

5. Easement for 66' to 110' to abjoin access parcel 1.

6. This property is located in Flood Zones "A" and "X" as shown on the latest Federal Insurance Rate Maps (Special Number 01117201001E), dated February 20, 2013.

7. Maintenance of detention ponds and all other flood structures and appurtenances or the easement for such structures shall be the responsibility of the owner.

8. Any construction or improvement in a designated flood plain must comply with the Shelley County Flood Damage Prevention Ordinance.

9. No encroachment, including structures or fill material, shall be placed within a designated flood plain unless and until a Flood Plain Management Permit has been obtained and approved by the Shelley County Flood Damage Prevention Ordinance.

10. Shelley County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

A Re-survey of

LOT 131

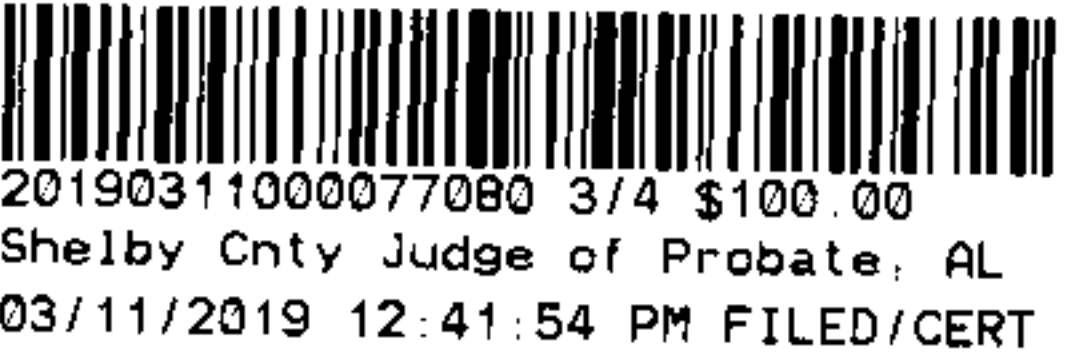
Shoof Creek

Map Book 6, Page 150

Shelby County, Alabama
Sited in
Sections 26, 34, and 35.

Township 18 South, Range 1 West

Prepared For the Owner
Nancy S. Thompson
3816 Forest Glen Drive
Mountain Brook, Alabama 35213
Phone (205) 249-0051



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name NANCY THOMPSON
Mailing Address 3816 FOREST GLEN DR.
MOUNTAIN BROOK, AL
35213

Grantee's Name SHOAL CREEK (CLUB)
Mailing Address 100 NEW WILLIAMSBURG DR NW
SHOAL CREEK, AL
35242

Property Address Portion split from
lot 131 Shoal Creek
and combined with
03-7-26-0-000-032-00

Date of Sale MARCH 6, 2019
Total Purchase Price \$ 1.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ 75,950

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date MARCH 11, 2019

Print George Thompson (POA)

Sign George Thompson

(Grantor/Grantee/Owner/Agent) circle one

X Unattested Karen Melsen
rified by)

20190311000077080 4/4 \$100.00
Shelby Cnty Judge of Probate, AL
03/11/2019 12:41:54 PM FILED/CERT

Form RT-1