

Send tax notice to:  
George S. Dawson and Kay M. Dawson  
5 Wild Dunes  
Birmingham, AL 35242  
BHM1900769

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Thompson Realty Co. Inc. whose mailing address is: 130 Carnoustie, Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by George S. Dawson and Kay M. Dawson (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, to-wit:

Parts of Lots 8 and 9 Shoal Creek as recorded in Map Book 6, Page 150 in the Office of the Probate Judge of Shelby County, Alabama, being more particularly described as follows:

BEGIN at the Easternmost common corner of Lots 8 and 9 Shoal Creek as recorded in Map Book 6, Page 150 in the Office of the Probate Judge of Shelby County, Alabama, and run in a Southeasterly direction along the common line of said 9 and 10 of said Shoal Creek a distance of 245.61 feet (measured) 245.57 feet (plat) to the Southernmost common corner of said Lots 9 and 10; thence turn an interior angle of 90 degrees 57 minutes 57 seconds (measured) 91 degrees 10 minutes (plat) to the left and run to the right in a Southwesterly direction a distance of 88.78 feet (measured), 88.00 feet (plat) to a point; thence turn an interior angle of 143 degrees 29 minutes 57 seconds (measured), 143 degrees 30 minutes (plat) to the left and run to the right in a Southwesterly direction a distance of 86.90 feet to a point; thence turn an interior angle of 114 degrees 05 minutes 52 seconds to the left and run to the right in a Northwesterly direction a distance of 296.97 feet to a point; thence turn an interior angle of 130 degrees 17 minutes 22 seconds to the left and run to the right in a Northerly direction a distance of 291.27 feet to a point; thence turn an interior angle of 100 degrees 00 minutes 50 seconds to the left and run to the right in a Northeasterly direction a distance of 175.17 feet to a point on the right-of-way of Winged Foot Run as recorded, signed as Wild Dunes; thence from the last described course turn a interior angle of 73 degrees 28 minutes 38 seconds (measured) to the tangent of a curve, 163 degrees 26.5 minutes (plat) to the chord, to the left running in a southerly to southeasterly direction having a radius of 50 feet, a central angle of 78 degrees 08 minutes 33 seconds (measured) 78 degrees 09 minutes (plat) and run in a Southerly to Southeasterly direction along said arc of said curve to the left a distance of 68.19 feet (measured) 68.20 feet (plat) to a point being the Northernmost common corner of said Lots 8 and 10 of said Shoal Creek; thence from the last described curve run in a radial Southwesterly direction a distance of 238.25 feet (measured), more or less, 238.18 feet (plat) to the POINT OF BEGINNING.

SUBJECT TO:

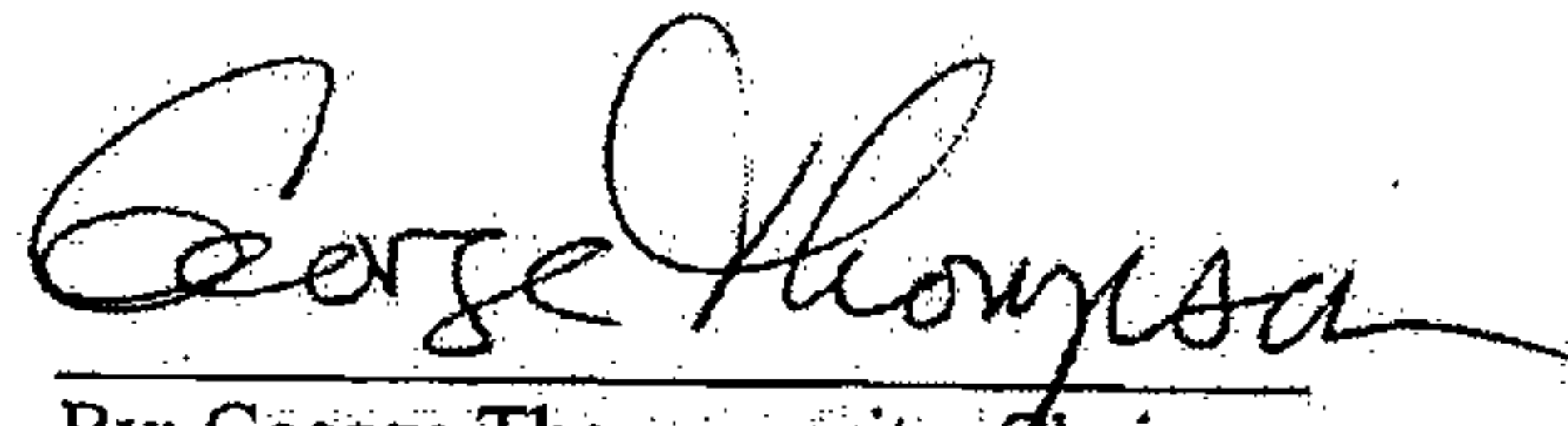
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Thompson Realty Co. Inc. have hereunto set their signatures and seals on June 27, 2019.

Thompson Realty Co. Inc

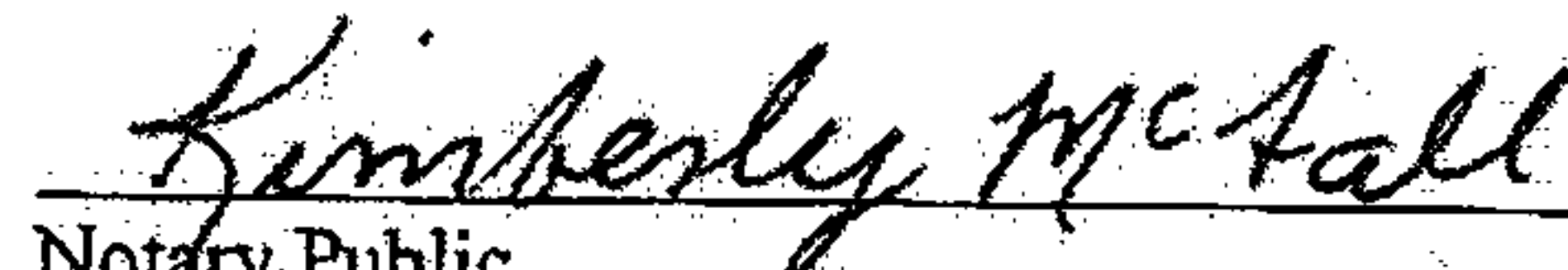
  
By: George Thompson its: Chairman

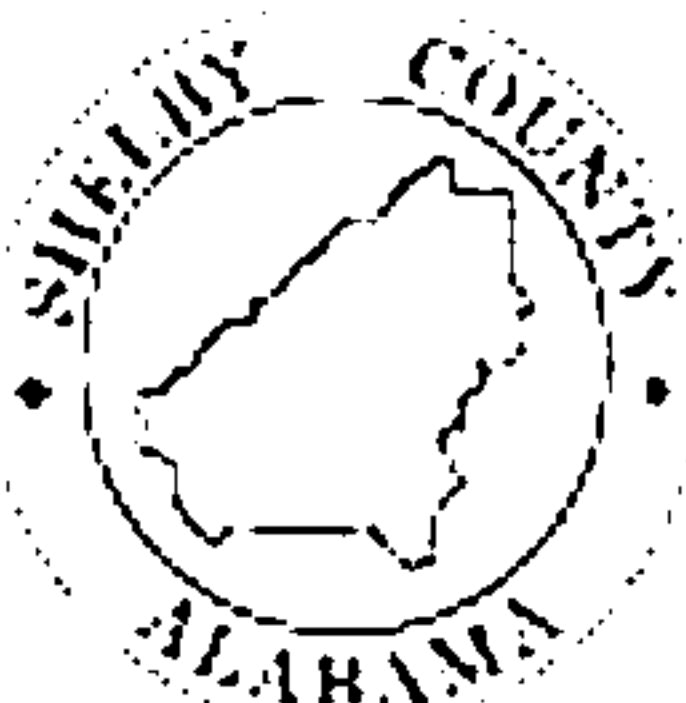
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thompson Realty Co. Inc., 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 3<sup>rd</sup> day of July 2019.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: Kimberly McFall  
Commission Expires: 03/11/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/19/2019 08:21:50 AM  
\$218.00 CATHY  
20190719000256920

