

20191114000422640 1/3 \$132.00  
Shelby Cnty Judge of Probate, AL  
11/14/2019 12:56:39 PM FILED/CERT

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Michael D. Renda  
113 Aaronvale Circle  
Shoal Creek, AL 35242

Shelby County, AL 11/14/2019  
State of Alabama  
Deed Tax: \$104.00

STATE OF ALABAMA )

)

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

)

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Four Thousand and 00/100 (\$104,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Thompson Realty Co., Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Michael D. Renda**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 5A-1, according to the Resubdivision of Lots 5A and 6A of Shoal Creek, recorded in Map Book 51, Page 72, in the Probate Office of Shelby County, Alabama.**

**Subject To:**

1. Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 129 at Page 395, in the Probate Office of Shelby County, Alabama.
3. Right way to South Central Bell as recorded in Book 356 at Page 420 and Book 306 at Page 242, in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions (deleing therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 19 at Page 861, Book 23 at Page 564, Book 23 at Page 567 and Book 370 at Page 938, in the Probate Office of Shelby County, Alabama.
5. Right of way to Water Works Board of Birmingham as recorded in Book 301 at Page 398, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County as recorded in Book 196 at Page 223, in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Co. as recorded in Volume 106 at Page 516; Volume 21 at page 855; Misc 26 at page 746; Misc 26 at page 848; Book 318; at page 588, Book 308 at page 651; Book 133 at page 599 and Instrument 20161229000472830, in the Probate Office of Shelby County, Alabama.
8. Terms and conditions as set forth in the Articles of Incorporation of Shoal Creek Association, Inc. as recorded in Real Volume 19, Page 861, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.
9. Restrictions, limitations, conditions and other provisions as set out in Map Book 6, Page 150 and Map Book 50, Page 39, in the Probate Office of Shelby County, Alabama.
10. Building lines, rights of way, easements, restrictions, reservations and conditions as recorded, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs, personal representatives, successors and assigns, in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs, personal representatives, successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 4th day of **November, 2019**.

**Thompson Realty Co., Inc.**



By: **George C. Thompson, Sr.**  
Its: **Vice President and Secretary**

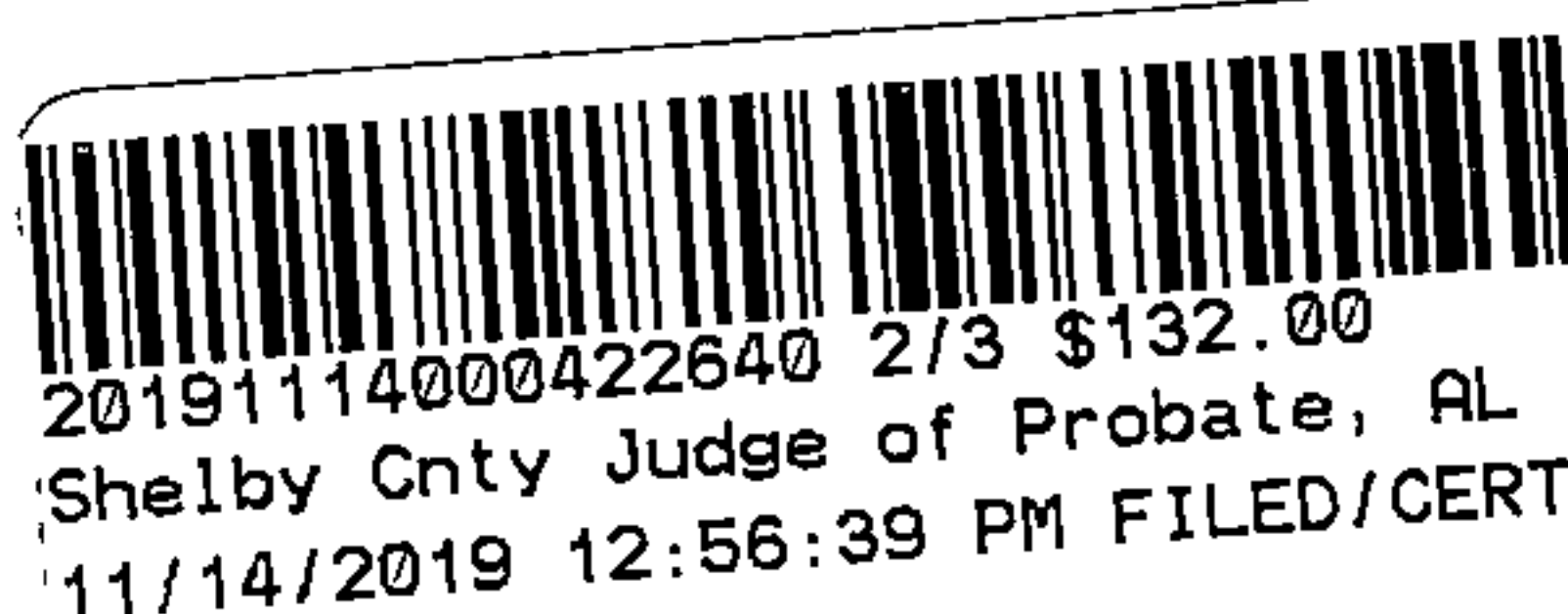
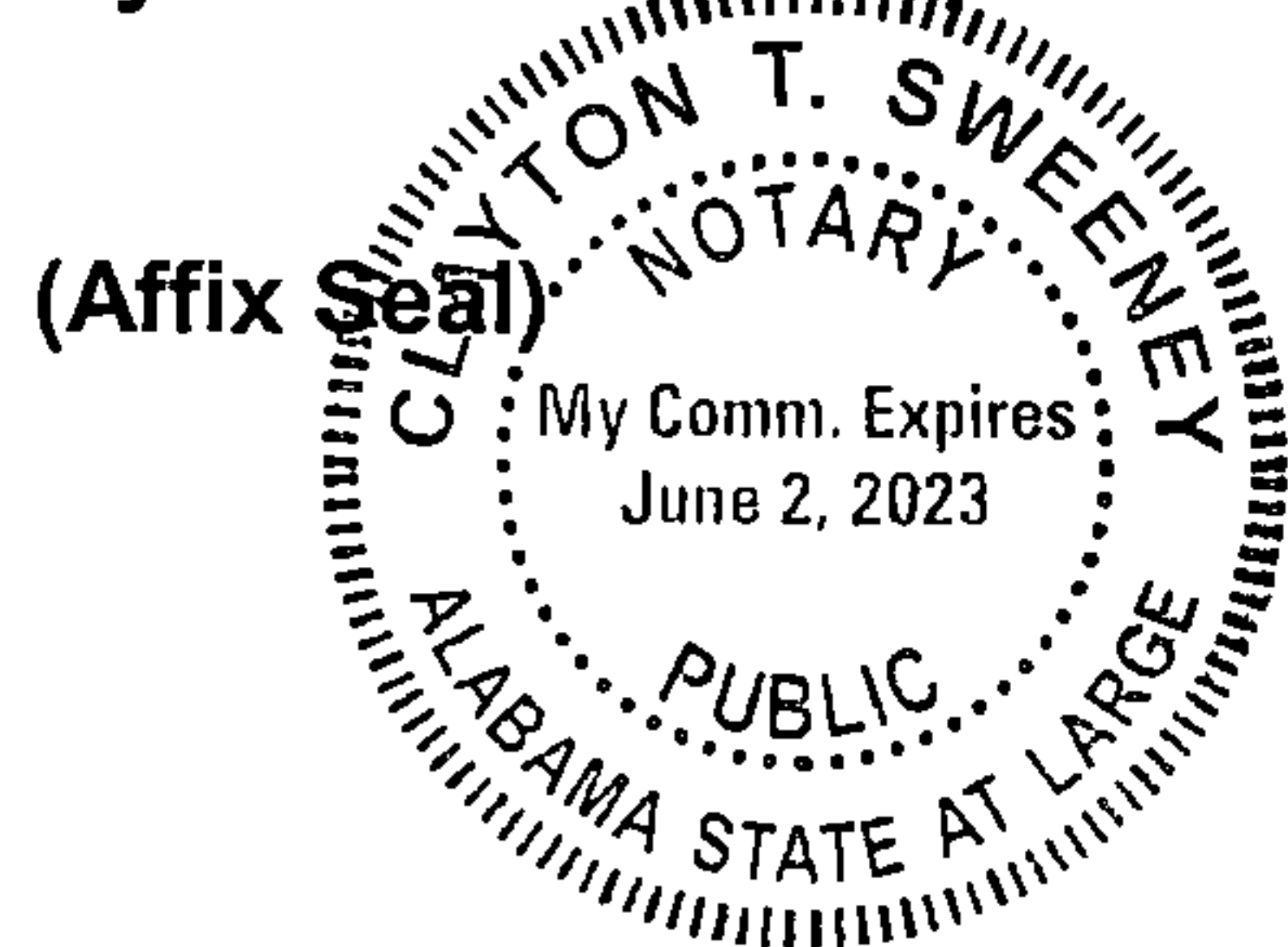
**STATE OF ALABAMA**

**COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that George C. Thompson, Sr., whose name as Vice President and Secretary of Thompson Realty Co., Inc., an Alabama corporation, 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 Instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of November, 2019.

  
**NOTARY PUBLIC**  
My Commission Expires: **06-02-2023**





# Real Estate Sales Validation Form

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

Grantor's Name	Thompson Realty Co., Inc.	Grantee's Name	Michael D. Renda
Mailing Address	103 Carnoustie Shoal Creek, AL 35242	Mailing Address	113 Aaronvale Circle Birmingham, AL 35242
Property Address	1 Winged Foot Run Shoal Creek, AL 35242	Date of Sale	November 4, 2019
		Total Purchase Price	\$ 104,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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)

- |                                                       |                                                                |
|-------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other - property tax redemption       |
| <input checked="" type="checkbox"/> Closing Statement |                                                                |

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).  
Thompson Realty Co., Inc.

Date \_\_\_\_\_

Print George C. Thompson, Sr., Vice President and Secretary

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(verified by)

Sign

George C. Thompson, Sr.

(Grantor/Grantee/Owner/Agent) circle one



20191114000422640 3/3 \$132.00  
Shelby Cnty Judge of Probate, AL  
11/14/2019 12:56:39 PM FILED/CERT