

Send tax notice to:
Derek and Amanda Neece
1007 Carnoustie
Birmingham, AL 35242
BHM1901598

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 **One Hundred Fifty Nine Thousand and 00/100 Dollars (\$159,000.00)**, 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: 103 CARNOSTIE SHOEAL CREEK AL 35242 (hereinafter referred to as "Grantors"), by **Derek Neece and Amanda B. Neece** (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:

Lot 31A, according to the Resurvey of Lots 29, 30, 31, 36 and 37 of Shoal Creek Subdivision, as recorded in Map Book 25, Page 64, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$60,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, Grantor, Thompson Realty Co, Inc., a(n) Alabama Limited Liability Company, by George Thompson its Chairman, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 13 day of January, 2020.

Thompson Realty Co. Inc



By: George Thompson its:

~~Chairman~~ Vice President (GCT)

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Thompson, whose name as its Chairman of Thompson Realty Co, Inc., a(n) Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 13 day of January, 2020.

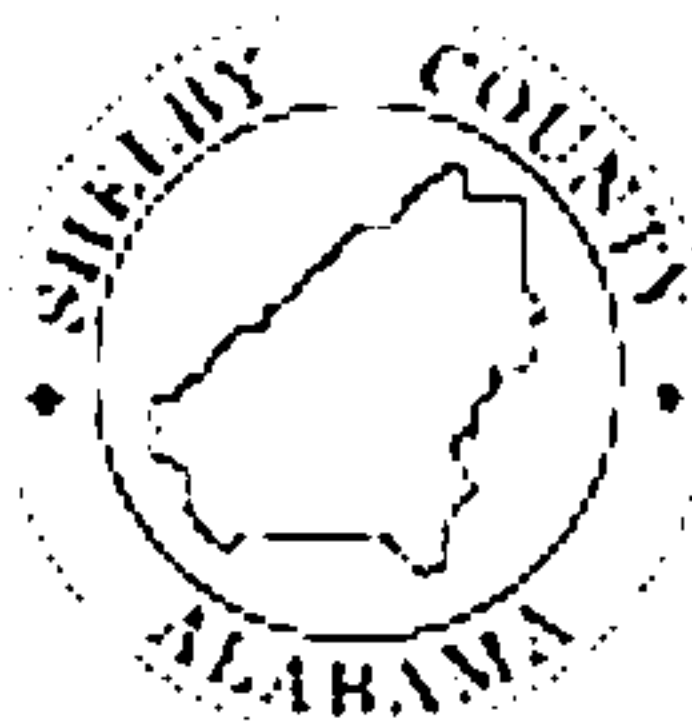


Print Name:

Notary Public

Matthew T Kidd

Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2020 03:39:56 PM
\$124.00 MIST
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Allen S. Bezel