

Send tax notice to:
Robert and Jennie Klingenbeck
8 Troon
Shoal Creek, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2000966

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Nine Hundred Thirty Thousand and 00/100 Dollars (\$930,000.00) in hand paid to the undersigned, **Thompson Realty Co., Inc.**, whose mailing address is 130 Carnoustie, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by Robert P. Klingenbeck and Jennie B. Klingenbeck (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:

Lot H-2, according to the Map of The Hamlets at Shoal Creek, Phase 1, being a Resubdivision of Lots 26, 27, 28 and 40 of Shoal Creek, as recorded in Map Book 47, Page 7, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

\$0 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Thompson Realty Co, Inc., by George Thompson its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 28th day of July, 2020.

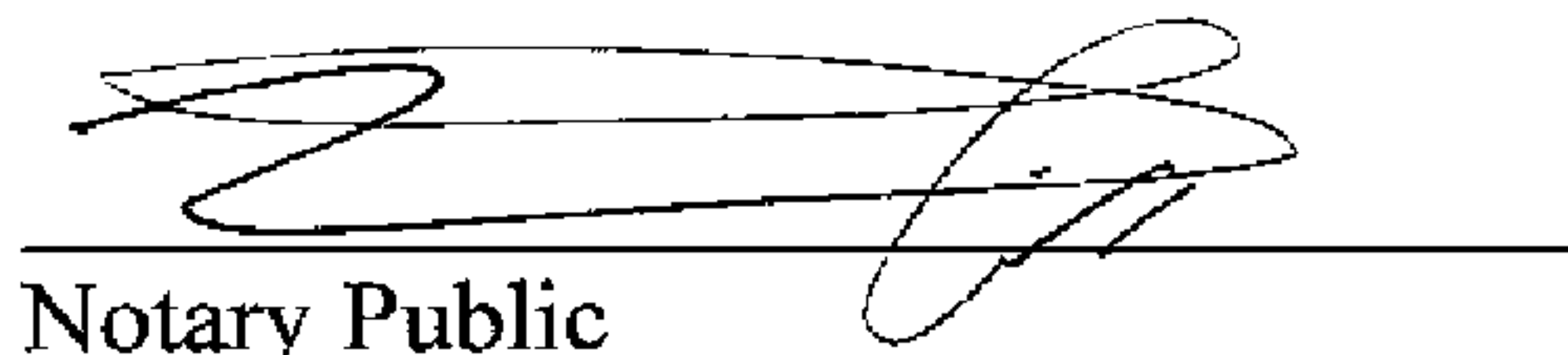
Thompson Realty Co, Inc,


By: George Thompson
ITS Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

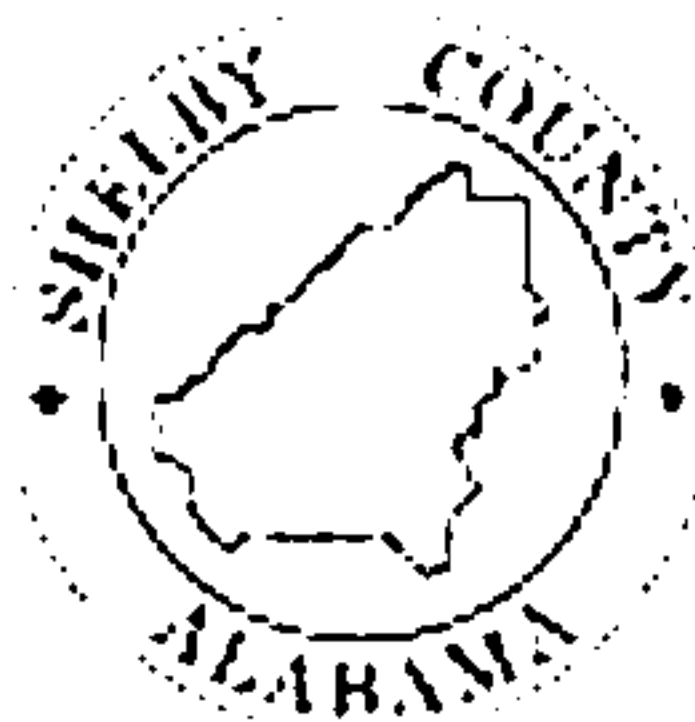
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Thompson, whose name as its Member of Thompson Realty Co, Inc., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of 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 28th day of July, 2020.



Notary Public

Print Name: Matthew T Kidd
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2020 11:48:09 AM
\$955.00 CHERRY
20200730000321240

