

Send tax notice to:  
Cahaba Properties Joint Venture, LLC  
7549 Ashland Lane  
Vestavia, AL 35242  
HWD2000430

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 **Eighty Nine Thousand and 00/100 Dollars (\$89,000.00)** 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 CARNOUSTIE SHOAL CREEK AL 35242

(hereinafter referred to as "Grantor"), by **Cahaba Properties Joint Venture, LLC** (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-8, according to the Survey of The Hamlets at Shoal Creek, Phase III, being a Resubdivision of Lot 27-A, Shoal Creek, as recorded in Map Book 49, 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.**

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 5<sup>th</sup> day of November, 2020.



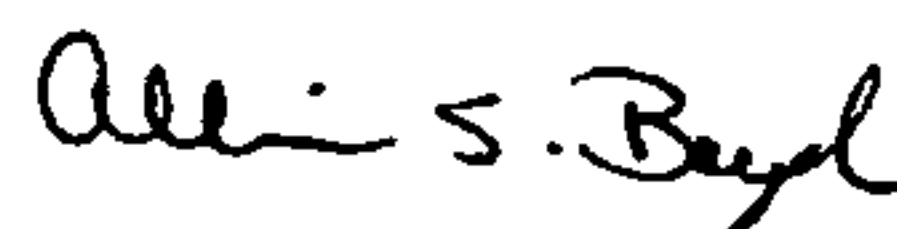
Thompson Realty Co. Inc

By: George Thompson

Its: Chairman



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2020 02:25:40 PM  
\$114.00 JESSICA  
20201106000508630



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, as Chairman of Thompson Realty Co. Inc., a/an Alabama Limited Liability Company George Thompson is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal this, the 5<sup>th</sup> day of November, 2020.



Notary Public

Print Name: TYLER M CONGER

Commission Expires:

12.10.22