

20221208000445850
12/08/2022 12:03:59 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Clem D. Burch

230 Hawthorn St
Birmingham AL, 35242

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Thompson Realty Co., Inc., an Alabama Corporation**, whose address is 103 Carnoustie, Shoal Creek, AL 35242, (hereinafter "Grantor", whether one or more), by **Clem D. Burch**, whose address is 230 HAWTHORN ST. BHM AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Clem D. Burch**, the following described real estate situated in Shelby County, Alabama, the address of which is 5 Red Fox Run, Birmingham, AL 35242, to-wit:

LOT 32C, ACCORDING TO A RESUBDIVISION OF LOTS 32 AND 33 OF SHOAL CREEK, AS RECORDED IN MAP BOOK 19, PAGE 119, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Thompson Realty Co., Inc., an Alabama Corporation, by Caroline Little, as its Chairman and President, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 8th day of December, 2022.

Thompson Realty Co., Inc., an Alabama Corporation

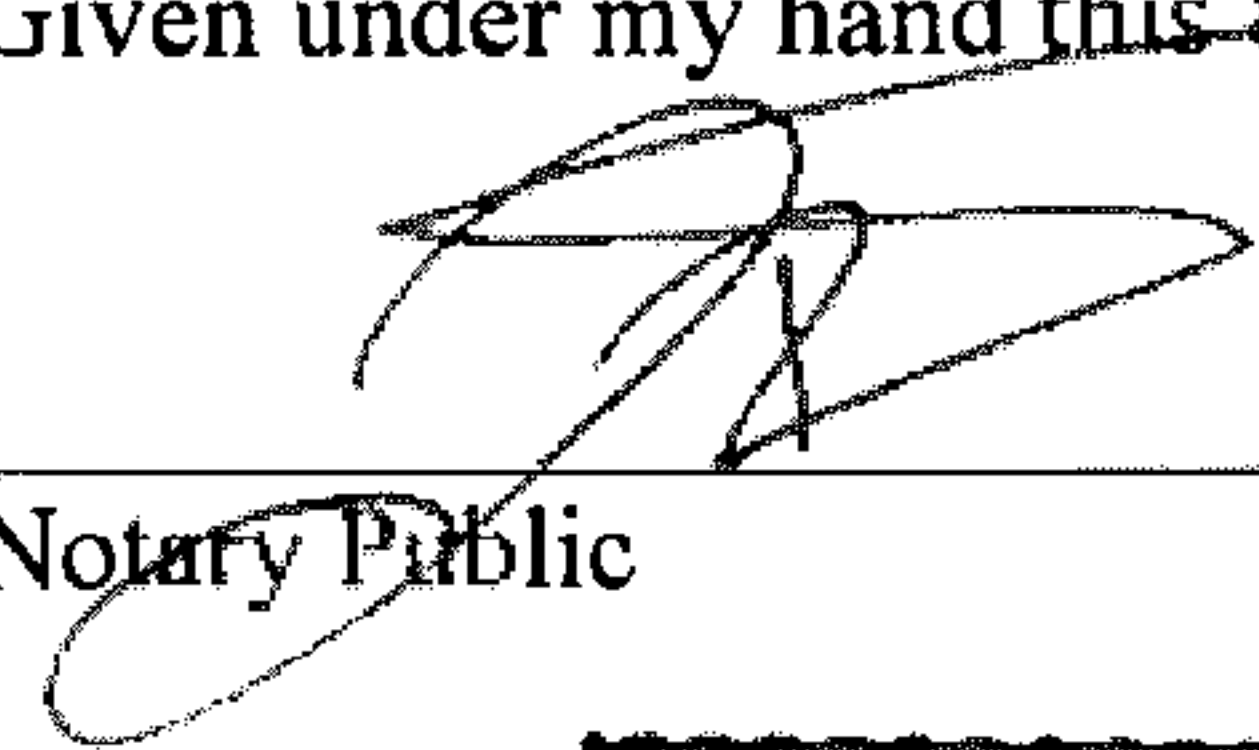
By: 

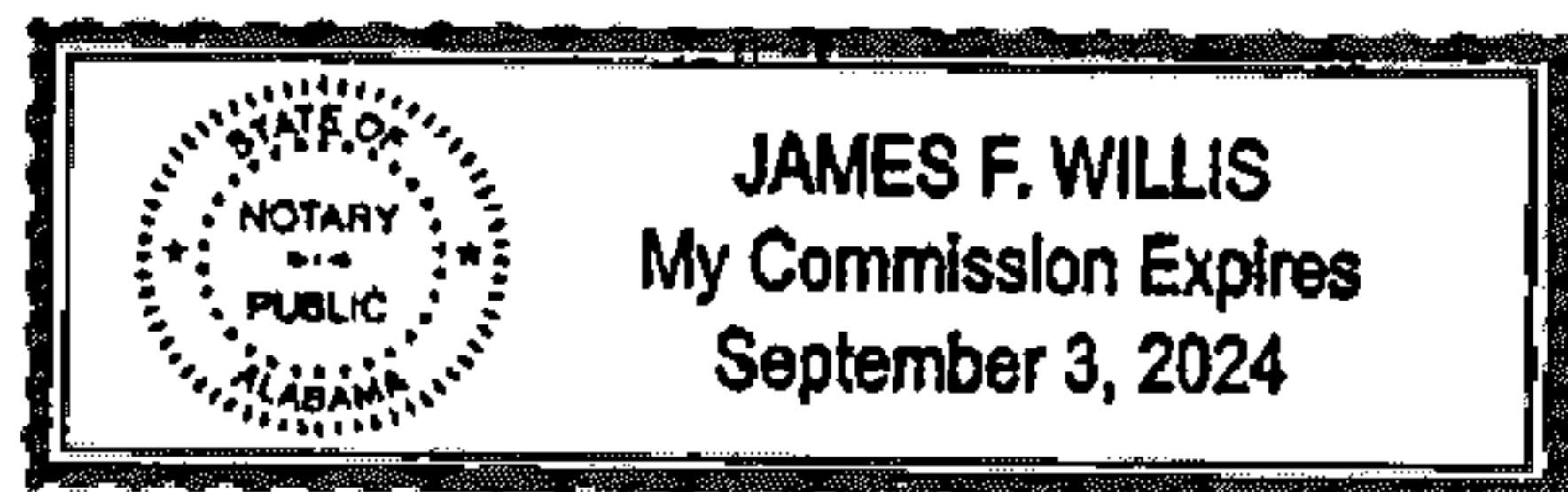
Caroline Little, Chairman and President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Caroline Little whose name as Chairman and President of the Thompson Realty Co., Inc., a Corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 8th day of December, 2022.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2022 12:03:59 PM
\$145.00 PAYGE
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