

**SEND TAX NOTICE TO:**

Thomas E. Vice  
2 Red Fox Run  
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 THIRTY THOUSAND AND 00/100 (\$130,000.00)**, 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 **Thomas E. Vice**, whose address is 2 Red Fox Run, Birmingham, 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 **Thomas E. Vice**, the following described real estate situated in Shelby County, Alabama, the address of which is 2 Red Fox Run, Birmingham, AL 35242, to-wit:

**Lot 32A1, according to map of the Resurvey of Lots 32A and 32B of a Resubdivision of Lots 32 and 33 Shoal Creek, said map or plat thereof being recorded in Map Book 23. Page 5, 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.

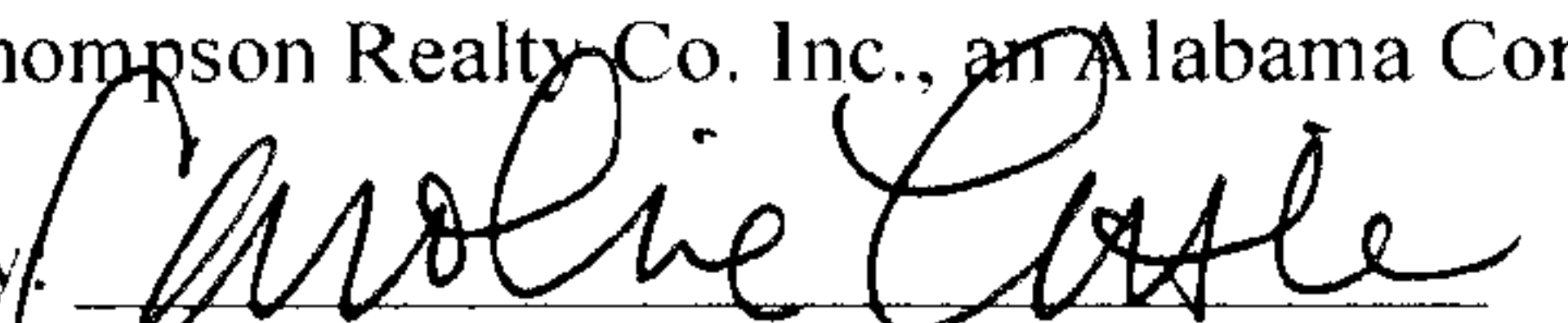
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**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 31st day of January, 2024.

Thompson Realty Co. Inc., an Alabama Corporation

By:

  
Caroline Little, Chairman and President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

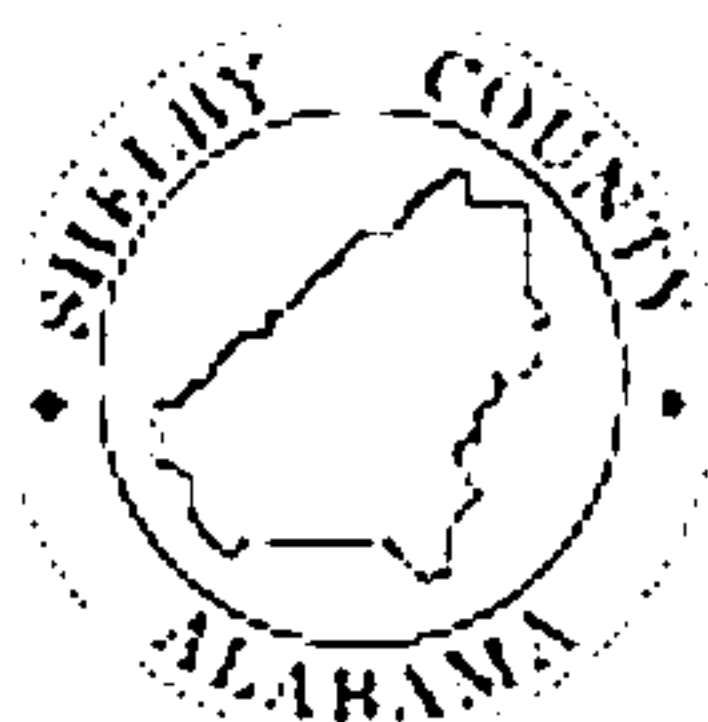
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Caroline Little, whose name as Chairman and President of Thompson Realty Co. Inc., a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 31st day of January, 2024.

  
Notary Public

PATRICK SKYLER MURPHY  
Notary Public  
Alabama State at Large

exp: 03-25-26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/01/2024 10:08:38 AM  
\$155.00 JOANN  
20240201000025780

