

Send tax notice to:
The Findlay Family Revocable Trust
8705 W FLYCATCHER PL
BENTONVILLE, AR 72713

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025102

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$217,500.00) 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 (hereinafter referred to as "Grantor") by **Stephen M Findlay, II and Heather E Findlay, Trustees, or their successors in interest, of The Findlay Family Revocable Trust dated December 21, 2023** whose property address is: **5 Pinehurst Green, Shoal Creek, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Survey of Shoal Creek, as recorded in Map Book 6, page 150, in the Probate Office Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not due and payable until October 1, 2025.
2. Easement(s), building line(s) and restriction (s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Misc. Book 19, Page 861; Misc. Book 23, Page 564; Misc. Book 23, Page 567; Shelby Real 298, Page 889; Shelby Real 298, Page 918 and Shelby Real 370, Page 938.
5. Agreement with Alabama Power Company as recorded in Misc. Book 21, Page 855; Misc. Book 26, Page 746; Misc. Book 26, Page 848; Book 62, Page 610; Book 106, Page 516 and Shelby Real 130, Page 588.
6. Right-of-way granted to Alabama Power Company recorded in Book 318, Page 588; Shelby Real 133, Page 599; Book 2002, Page 6363; Book 306, Page 242; Book 308, Page 651 and Book 356, Page 420.

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

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, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Thompson Realty Co., Inc., by Caroline Little, its President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 1 day of April, 2025.

Thompson Realty Co., Inc.

Caroline Little, President

BY: Caroline Little

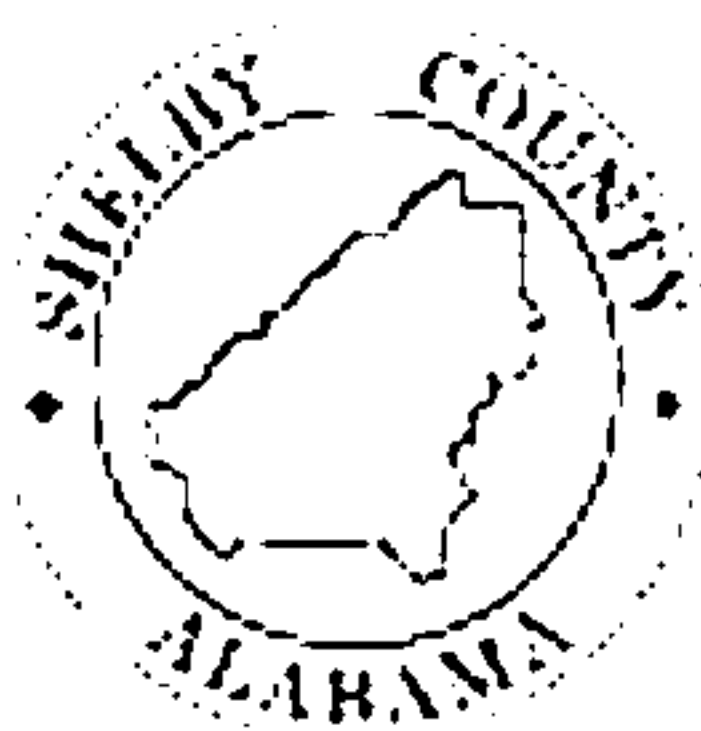
ITS: President

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 1 day of April, 2025.

Charles D. Howard, Jr.
Notary Public
Print Name: Charles D. Howard, Jr.
Commission Expires: 2028
28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2025 02:57:44 PM
\$243.50 JOANN
20250402000098830

Allie S. Boyd