

Send tax notice to:  
Steven Lance Rushing  
200 East Stone Brook Pl  
Hoover, AL 35226

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

STATE OF ALABAMA

2025361

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Thompson Realty Co., Inc., an Alabama Corporation** whose mailing address is: 103 Carnoustie, Shoal Creek, 35242 (hereinafter referred to as "Grantor") by **Steven Lance Rushing and Eleanor Kidd Rushing** whose property address is: **1103 Carnoustie, Birmingham, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 8A, according to a Resurvey of Lots 8, 9 and 10, Shoal Creek, as recorded in Map Book 51, Page 27, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
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. Right-of-way granted to Shelby County recorded in Deed Book 196, Page 223.
5. 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.
6. 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.
7. 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; Shelby Real 133, Page 599 and Book 2002, Page 6363.
8. Right-of-way granted to South Central Bell Telephone Company recorded in Deed Book 306, Page 242 and Book 356, Page 420.

\$172,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 14 day of November, 2025.

Thompson Realty Co., Inc.



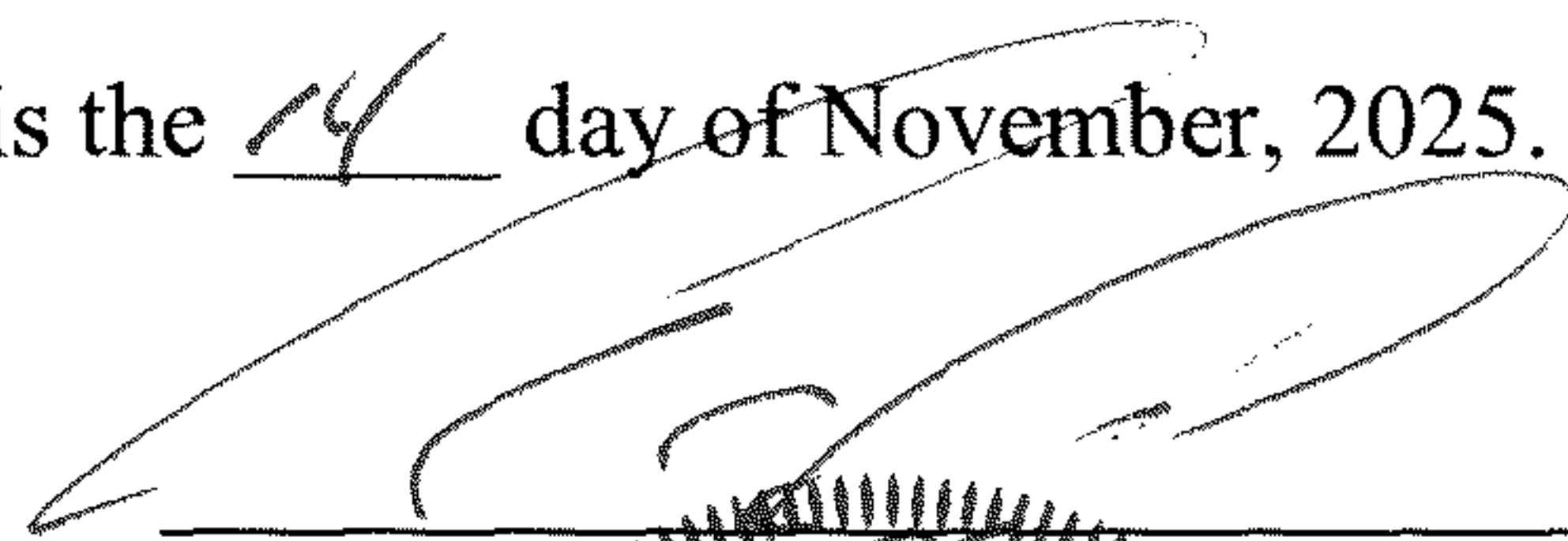
BY: Caroline Little

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.

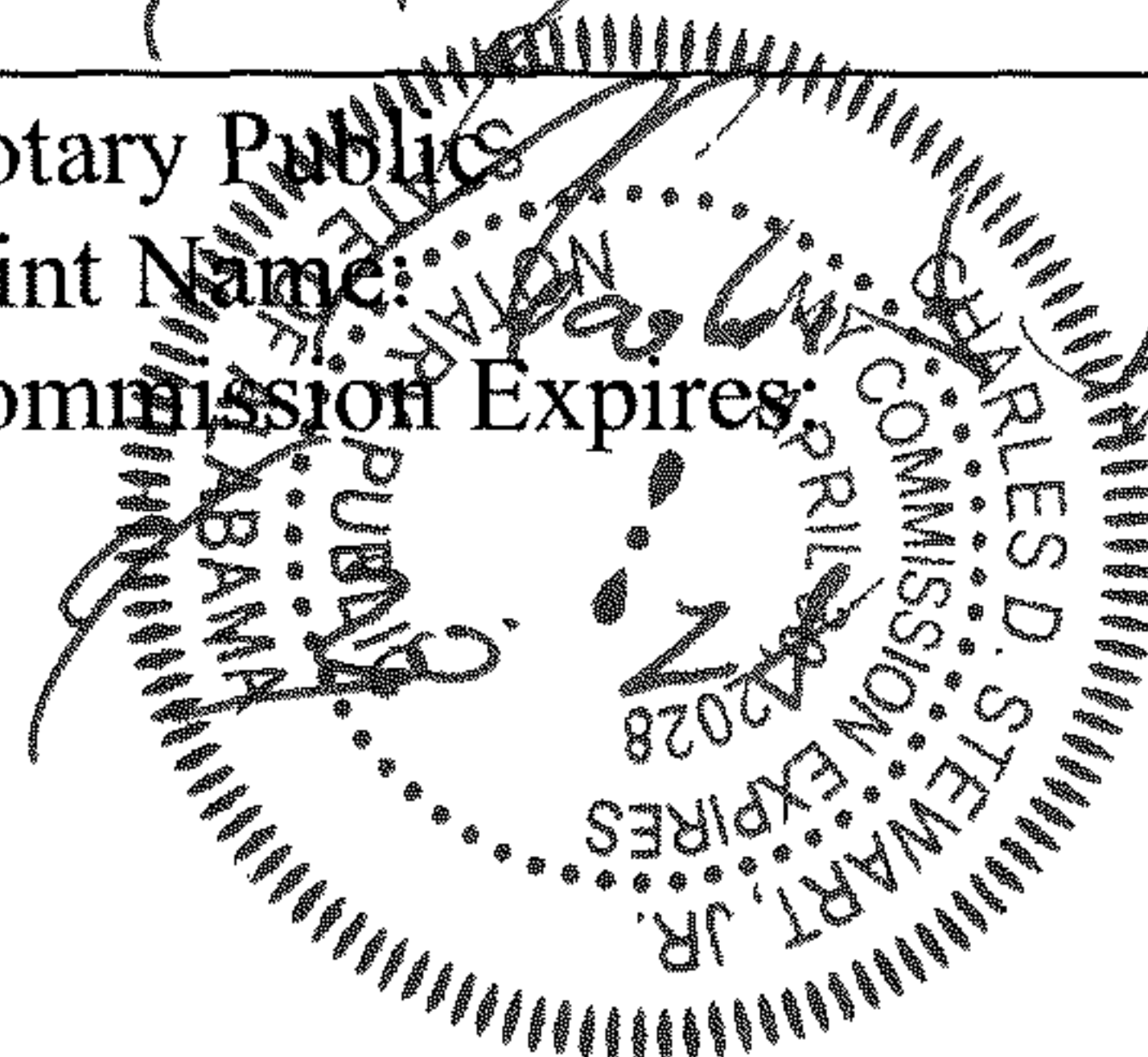
Given under my hand and official seal this the 14 day of November, 2025.



Notary Public

Print Name:

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/17/2025 02:16:35 PM  
\$68.00 JOANN  
20251117000351800

*Allie S. Bayl*