

This instrument was prepared by:

(Name) William H. Halbrooks, Atty

(Address) 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice To: John F. Simpson

name

11 Indianwood Terrace

address

Pelham, Alabama 35124

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY FOUR THOUSAND AND NO/100-----

-----DOLLARS (\$74,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Andrew T. Abercrombie, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John F. Simpson

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

\$70,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-08614

03/31/1993-08614
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MCD 13.00

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 23rd day of March, 19 93

_____(Seal)

_____(Seal)

_____(Seal)

Andrew T. Abercrombie (Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for the said County, in said State, hereby certify that Andrew T. Abercrombie, an unmarried man

whose name he 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 executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 23rd day of March A.D., 19 93

William H. Halbrooks

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

Lot 11, according to the survey of Indianwood Terrace as recorded in Map Book 9, page 172 in the Probate Office of Shelby County, Alabama; being further described as:
Commence at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 3 West, thence Northerly along the West line of said 1/4-1/4 Section 470.41 feet, thence 82 deg. 00 min. right Northeasterly 460.12 feet, thence 100 deg. 30 min. left 25.43 feet to the North right of way boundary of Indianwood Terrace, and the point of beginning of tract of land herein described, thence continue along the last mentioned course 143.35 feet through the centerline of a duplex of a duplex building, dividing it into two (2) separate units, thence 92 deg. 53 min. 30 sec. left a distance of 35.29 feet, thence 76 deg. 36 min. 30 sec. left a distance of 132.78 feet, to the North right of way boundary of Indianwood Terrace, thence 90 deg. 00 min. left 60.46 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

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