

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

NAJJAR DENABURG, P.C.
Attorneys at Law
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

SAM SIMPSON
20 Weldon Street
Wilsonville, AL 35186

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 2000-42186

WARRANTY DEED
JOINTLY WITH RIGHT OF SURVIVORSHIP

Know All Men by These Presents: That in consideration of **NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt of which is acknowledged, we, **EDWARD C. BAHR, A MARRIED MAN**, (herein referred to as **GRANTORS**) do grant, bargain, sell and convey unto **SAM SIMPSON AND PRECIOUS SIMPSON, HUSBAND AND WIFE**, (herein referred to as **GRANTEES**, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

SUBJECT TO:


1. Subject to the taxes for the year beginning October 1, 2000, which constitutes a lien, but are not yet due and payable until October 1, 2001.
2. All restrictions, easements and right-of-ways of record.

\$160,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES** 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, his, her, or 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**, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTORS**, **EDWARD C. BAHR, A MARRIED PERSON**, has hereunto set its signature and seal, this the **20TH** day of **NOVEMBER, 2000**


EDWARD C. BAHR

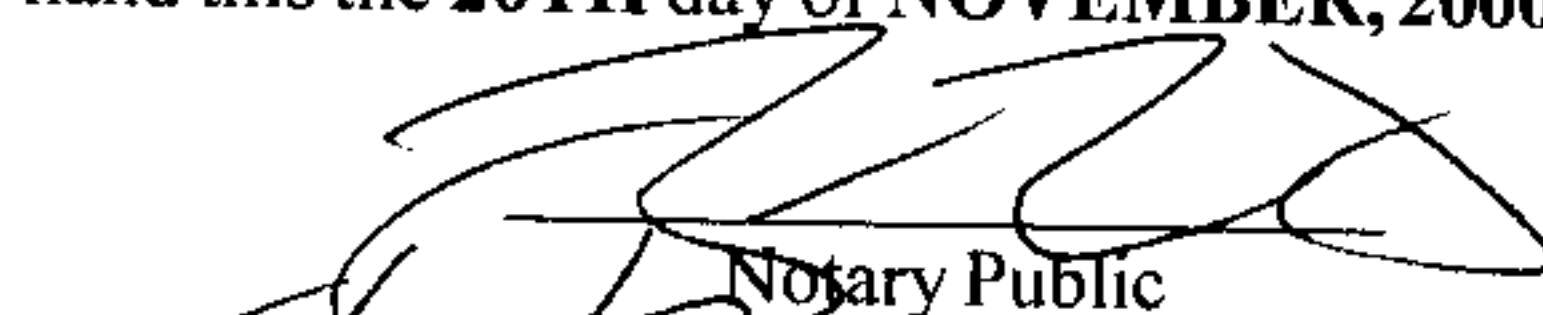
12/07/2000-42186
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 MMB 18.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **EDWARD C. BAHR, A MARRIED PERSON**, whose names are 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 or she, executed the same voluntarily on this date.

Given under my hand this the **20TH** day of **NOVEMBER, 2000**.

My commission expires: 05/23/02 
Notary Public

A parcel of land situated in the Northeast of the Southwest of Section 36, Township 18 South, Range 1 East being more particularly described as follows:

Commence at the Northwest corner of the Northeast of the Southwest of Section 36, Township 18 South, Range 1 East; thence run East along the North line of the said $\frac{1}{4}$ - $\frac{1}{4}$ for 334.31 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 248.69 feet; thence turn an angle right of 84 degrees 17 minutes 61 seconds and run Southeast for 815.32 feet; thence turn an angle to the right of 14 degrees 22 minutes 08 seconds and run southwest for 476.16 feet; thence turn an angle to the right of 89 degrees 38 minutes 22 seconds and run West for 98.15 feet; thence turn an angle to the right of 89 degrees 14 minutes 35 seconds and run North for 273.05 feet; thence turn an angle to the left of 89 degrees 14 minutes 35 seconds and run West for 150.00 feet; thence turn and angle to the right of 89 degrees 14 minutes 35 seconds and run North for 1010.62 feet to the point of beginning.

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