

This Instrument Was Prepared By:  
Sidney T. Philips  
LEITMAN, SIEGAL & PAYNE, P.C.  
600 North 20th Street, Suite 400  
Birmingham, Alabama 35203

Send Tax Notice To:  
Mary R. Simpkins  
2332 Ridge Trail  
Birmingham, AL 35242

Inst # 2001-52692

STATE OF ALABAMA )  
SHELBY COUNTY )

12/05/2001-52692  
09:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of <sup>180,000</sup> Ten Dollars (\$10.00) and other good and valuable considerations paid to Thomas E. Simpkins, Jr., a married man (the "Grantor") by his wife, Mary R. Simpkins, (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee his undivided one-half interest in the following described real estate located in Shelby County, Alabama:

Lot 9, according to the Survey of The Ridge at Meadowbrook, First Sector, as recorded in Map Book 14 page 41 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD, unto the Grantee, her heirs and assigns forever, SUBJECT TO (i) liens for ad valorem taxes due October 1, 2001 and thereafter; and (ii) easements, encumbrances, restrictions set back lines, rights-of-way, limitations, if any, of record.

And the undersigned Grantor does for himself, and for his heirs, executors and administrators, covenant with the Grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs, executors and administrators shall, warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of November, 2001.

  
THOMAS E. SIMPKINS, JR.

Grantor's spouse, Mary R. Simpkins, hereby signs this deed to evidence her consent of the conveyance of an interest in the homestead by the Grantor as provided in this deed.

Mary R. Simpkins  
MARY R. SIMPKINS

STATE OF ALABAMA )  
Shelby COUNTY )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Thomas E. Simpkins, Jr. and Mary R. Simpkins, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 19<sup>th</sup> day of November, 2001.

Donna A. King  
Notary Public  
My Commission Expires: \_\_\_\_\_

My Commission Expires  
June 15, 2002

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002 CH 194.00