

SEND TAX NOTICE TO:  
Sandra D. Simpson  
212 Meadow Croft Circle  
Birmingham, Alabama 35242

This instrument was prepared by  
Sunny Henderson  
Trimmier Law Firm  
2737 Highland Avenue South  
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Jefferson COUNTY

That in consideration of **One Hundred Seventy One Thousand dollars & no cents (\$171,000.00)**  
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,  
**Anthony W. Allen and wife, Robbin Allen** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
**Sandra D. Simpson, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate,  
situated in **Shelby County, Alabama**, to-wit:

**Lot 12, Meadow Brook Townhomes Phase II, 2nd Sector, as recorded in the Probate  
Office of Shelby County, Alabama, in Map Book 22, Page 4 A & B.**

- (1) Subject to Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 66, Page 34.
- (2) Municipal improvements assessments and fire district dues against subject property, if any.
- (3) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1995-28313, and Volume 23, Page 621 in the official records of Shelby County.
- (4) Subject to Building and setback lines of 20' rear as recorded in Volume 22, Page 4 A & B.
- (5) Subject to Building lines, right of ways, easements, restrictions, reservations and conditions, if any.
- (6) Subject to any loss or damage arising from the subject property being in a sink hole prone area per plat.
- (7) Subject to Birmingham Water Works and Sewer Board allocation, if any.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this June 24, 2002

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)  
Anthony W. Allen

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)  
Robbin Allen

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, [UserInput as to Notary Name], a Notary Public in and for said County, in said State, hereby certify that **Anthony W. Allen and wife, Robbin Allen** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2002.

\_\_\_\_\_  
Notary Public

(Seal) My Commission Expires: 03-26-2005