

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

20040629000356900 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
06/29/2004 11:07:00 FILED/CERTIFIED

Send Tax Notice To:
W. SCOTT SIMPSON and PATRICIA E.
SIMPSON
4048 Bent River Lane
Birmingham, AL 35216

STATE OF ALABAMA

COUNTY OF SHELBY

JOINT SURVIVORSHIP DEED

mtg value

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN DOLLARS (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **FOUNDATION MANAGEMENT, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **W. SCOTT SIMPSON and PATRICIA E. SIMPSON**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 14-A, according to the Map and Survey of Bent River Commons, 1st Sector, as recorded in Map Book 22, Page 56, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF SAID LLC AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

All of the consideration was paid from the proceeds of a mortgage loan.
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 21st day of **June, 2004**.


Lee Conn, Member


Tim York, Member


W. Scott Simpson, Member

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

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Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that LEE CONN, whose name as Member of FOUNDATION MANAGEMENT, LLC, an Alabama limited liability company, is signed to the foregoing conveyance/instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, he, as such Member and with full authority, executed the same voluntarily as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of June, 2004.


NOTARY PUBLIC

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Oct 30, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that TIM YORK, whose name as Member of FOUNDATION MANAGEMENT, LLC, an Alabama limited liability company, is signed to the foregoing conveyance/instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, he, as such Member and with full authority, executed the same voluntarily as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of June, 2004.

Marta T. Berger
NOTARY PUBLIC

My Commission Expires: 09/20/2007

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that W. SCOTT SIMPSON, whose name as Member of FOUNDATION MANAGEMENT, LLC, an Alabama limited liability company, is signed to the foregoing conveyance/instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, he, as such Member and with full authority, executed the same voluntarily as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of June, 2004.


NOTARY PUBLIC

My Commission Expires: 6-5-2007