

20050705000333310 1/1 \$37.50  
Shelby Cnty Judge of Probate, AL  
07/05/2005 10:58:31AM FILED/CERT

## **WARRANTY DEED Joint tenants with right of survivorship**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Shelby County, AL 07/05/2005  
State of Alabama  
Deed Tax: \$26.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred, Sixty Five Thousand and no/100's Dollars (\$265,000.00) and other good and valuable consideration to the undersigned grantors, WILLIAM R. SIMPSON and wife, LAURA D. JACKSON SIMPSON (fka LAURA D. JACKSON) by her attorney in fact, WILLIAM R. SIMPSON, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto as, CHRISTOPHER DABBS and ALISON DABBS as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

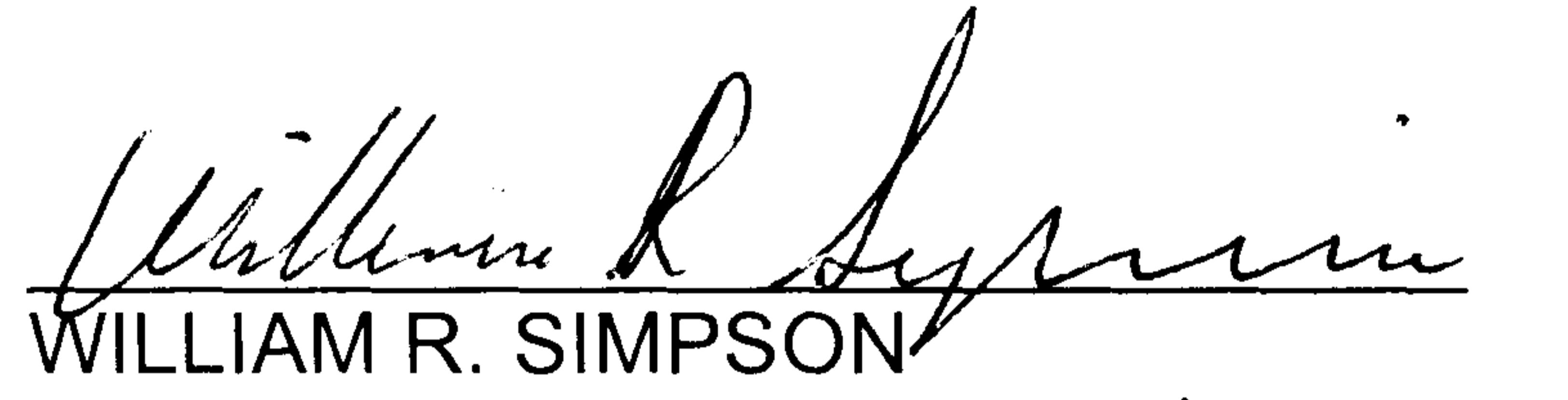
Lot 57, according to the Survey of 2nd Sector of Altadena Woods, 2nd and 5th Sector, as recorded in Map Book 10, Page 54 A&B, in the Probate Office of Shelby County, Alabama.

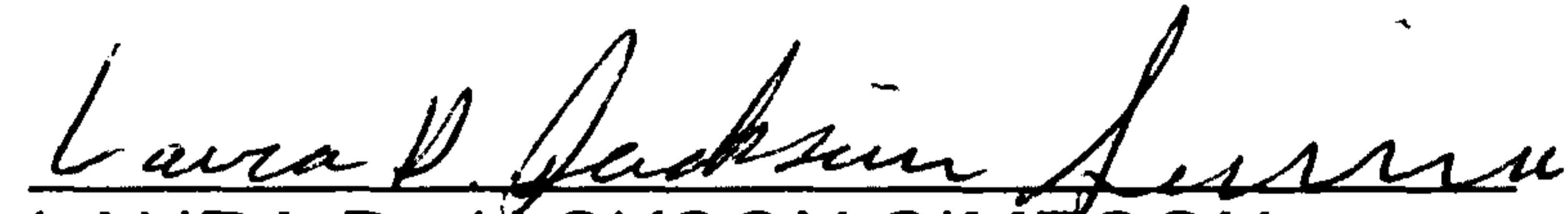
\$238,500.00 of the above consideration is paid by Purchase Money Mortgages filed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this the 28th day of June, 2005.

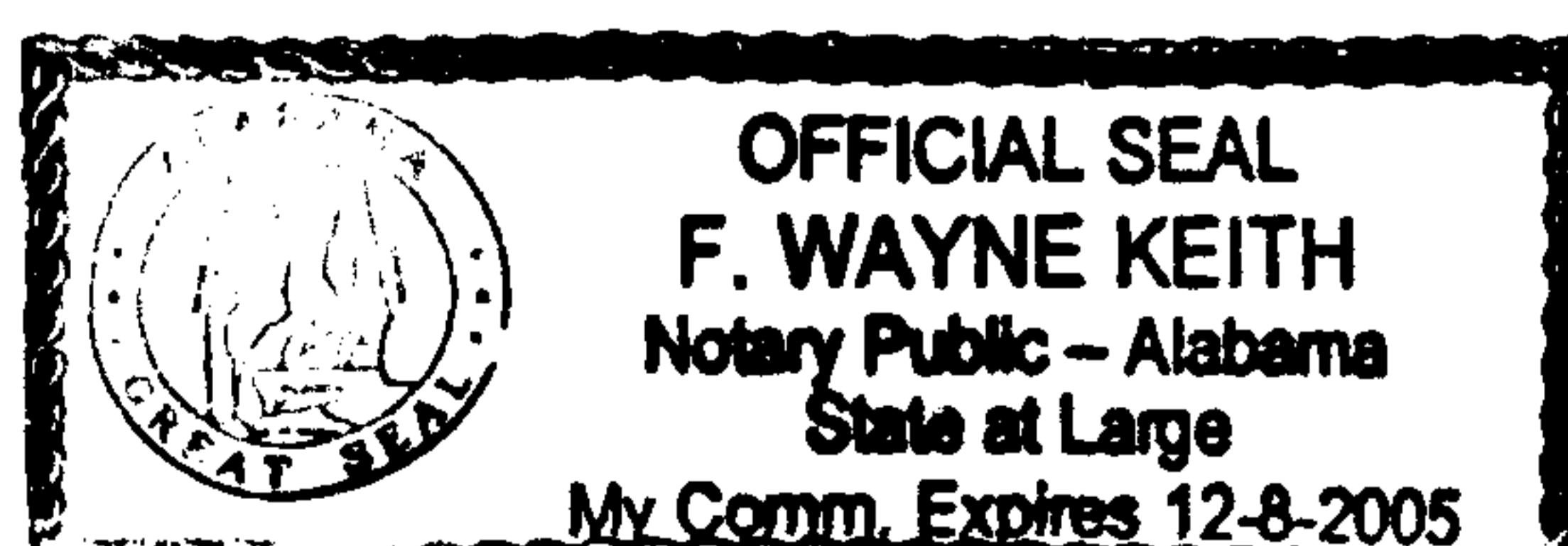
  
WILLIAM R. SIMPSON

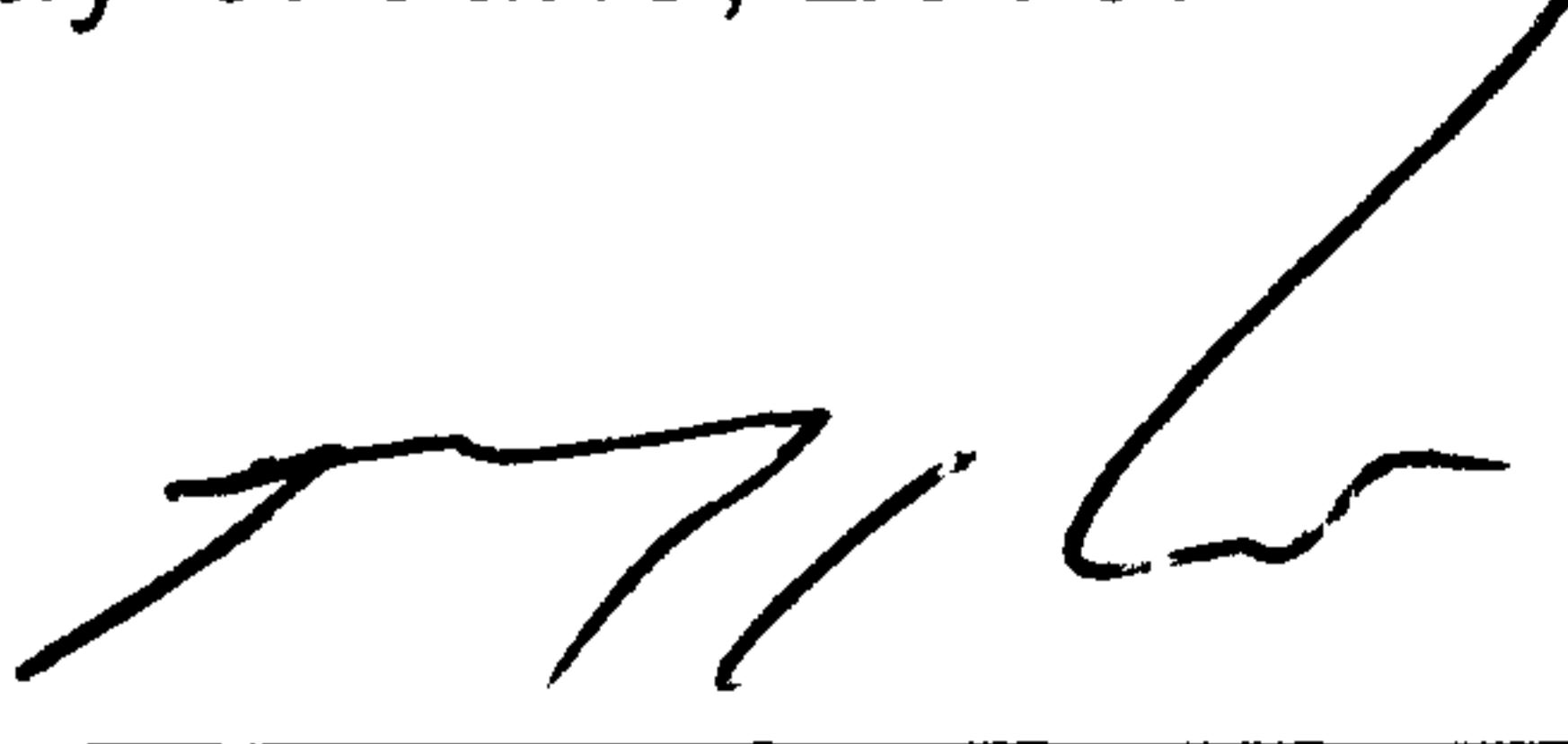
  
LAURA D. JACKSON SIMPSON  
by her Atty; A. Foe

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William R. Simpson and Laura D. Jackson Simpson by her attorney in fact, William R. Simpson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 and seal this the 28th day of June, 2005.



  
Notary Public

This instrument was prepared by:  
F. Wayne Keith  
400 Vestavia Parkway, Suite 250  
Birmingham, Alabama 35216

Send Tax Notice to:  
Christopher Dabbs  
2309 Altadena Crest Drive  
Birmingham, Alabama 35242