THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA
)

COUNTY OF SHELBY

GRANTEE'S ADDRESS:
David Bobo
3256 Brook Highland Trace
Birmingham, Alabama 35242

## JOINT SURVIVORSHIP DEED

20060301000097690 1/1 \$82.00 Shelby Cnty Judge of Probate, AL 03/01/2006 03:45:59PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Nineteen Thousand and 00/100 (\$319,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Lon A. Simpson as Trustee of the Simpson Revocable Trust, dated November 20, 2001**(hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **David Bobo and Cynthia Bobo, husband and wife,** (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 20, according to the Map and Survey of Brook Highland, 1st Sector, as recorded in Map Book 12, Page 62, A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$248,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.



Margaret B. Simpson was Co-Trustee under the Simpson Revocable Trust, dated November 20, 2001 but has ceased to serve in such capacity under Article 6 of the Trust document on file with Jefferson Title Company and referenced in affidavit simultaneous recorded.

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, 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTOR'S 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 GRANTOR'S 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 28th day of February, 2006.

Lon A. Simpson as Trustee of the Simpson Revocable Trust dated 11/20/01

Lon A. Simpson, Trustee

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said State, hereby certify that Lon A. Simpson, whose name as trustee for Lon A. Simpson as Trustee of the Simpson Revocable Trust Agreement dated November 20, 2001 is 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 in his capacity as such trustee, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 28 DAY

My Commission Expires:

Motary Public

Shelby County, AL 03/01/2006 State of Alabama