

**SEND TAX NOTICE TO:**

Mary Lois Simpson  
Christy Alea Simpson  
117 Little John Circle  
Calera, AL 35040

**THIS INSTRUMENT PREPARED BY:**

Shannon E. Price, Esquire  
P. O. Box 19144  
Birmingham, AL 35219



20061027000531870 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/27/2006 02:33:51PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **--ONE HUNDRED NINE THOUSAND NINE HUNDRED AND NO/100'S DOLLARS-- (\$109,900.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Louis E. Wilson and wife, Kelly Wilson** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Mary Lois Simpson and Christy Alea Simpson** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama, to-wit:**

**LOT 28, ACCORDING TO THE FINAL PLAT OF NOTTINGHAM TOWNHOMES, AS RECORDED IN MAP BOOK 33, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY; SITUATED IN SHELBY COUNTY, ALABAMA.**

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This being that same property conveyed from Tower Development, Inc. to Louis E. Wilson and Kelly Wilson by deed dated 4/11/2005 and filed 4/21/2005 in Instrument 20050421000189450 and conveyed to Tower Development, Inc. from Nottingham, LLC by that deed dated July 21, 2004 by Instrument 2004730000423250

**SUBJECT TO:**

- 1) The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2006.
- 2) Municipal improvements assessments and fire district dues against subject property, if any.
- 3) 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.
- 4) 30' building line front and rear as shown on recorded Map Book 33, Page 111.
- 5) 15' easement rear as shown on recorded Map Book 33, Page 111.
- 6) 50' right of way for Little John Circle as shown on recorded Map Book 33, Page 111.
- 7) Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.
- 8) 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 2002-11100, amended in Inst. 20030605000348820 and Inst. 20040719000399940 in the Probate Office of Shelby County, Alabama.

\$ 87,920.00 AND \$21,980.00 recorded simultaneously herewith.

of the purchase price is being paid by the proceeds of first and second mortgage loans executed and

**TO HAVE AND TO HOLD** 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.

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, GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **October 20, 2006**.

\_\_\_\_\_(Seal) *Louis E. Wilson* (Seal) 137  
Louis E. Wilson

\_\_\_\_\_(Seal) *Kelly Wilson* (Seal) 508  
Kelly Wilson

STATE OF NEW YORK  
ONTARIO COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Louis E. Wilson and wife, Kelly Wilson, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 20th day of October, 2006.

*John W. Van Vechten* (Seal)  
Notary Public.  
My Commission Expires: JOHN WILLIAM VAN VECHTEN  
Notary Public, State of New York  
Ontario County #4603669  
Commission Expires 11-30-06