


This instrument was prepared by
William G. Barnes
9212 Brookhurst Drive Suite 101
Birmingham, Alabama 352235

Send Tax Notice To:
Noelle and Robert J. Gaspard, Jr.
43520 Highway 25
Vincent, Alabama 35178

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

**STATE OF ALABAMA
COUNTY OF SHELBY**


20070712000329040 1/1 \$40.50
Shelby Cnty Judge of Probate, AL
07/12/2007 02:24:29PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED FORTY THOUSAND AND 00/100 (\$140,000.00) DOLLARS** and other good and valuable consideration to the undersigned grantor, or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged,

ROSEMARY LINDA BOUCHET AND FRED ELIE BOUCHET AS EXECUTORS OF THE ESTATE OF SAMUEL JACKSON SIMPSON, JR.

(herein referred to as grantors) do, grant, bargain, sell and convey unto

NOELLE GASPARD AND ROBERT J. GASPARD, JR.

(herein referred to as **GRANTEES**) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

COMMENCE AT A POINT WHERE THE EAST RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 25 CROSSES THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 11 TOWNSHIP 19 RANGE 2 EAST AND RUN THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 25 A DISTANCE OF 130 FEET TO AN IRON STOB, BEING THE SOUTHWEST CORNER OF THE ROY E. LEE LOT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE LOT HEREIN CONVEYED; THENCE RUN EAST AND PARALLEL WITH THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 260 FEET TO A POINT; THENCE RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 113 FEET TO A POINT; SAID POINT BEING 260 FEET EAST OF THE RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 25; THENCE RUN IN A WESTERLY DIRECTION PARALLEL WITH THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 260 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 25; THENCE RUN NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 25 A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 30 FOOT EASEMENT FOR AN ALLEY ACROSS THE EAST SIDE OF THE PROPERTY HEREIN CONVEYED.

Subject to taxes.

Subject to easements, restrictions, reservations and covenants of record, if any.

\$111,650.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED 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 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 do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 21ST day of **JUNE, 2007.**

Shelby County, AL 07/12/2007
State of Alabama

Deed Tax: \$28.50

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

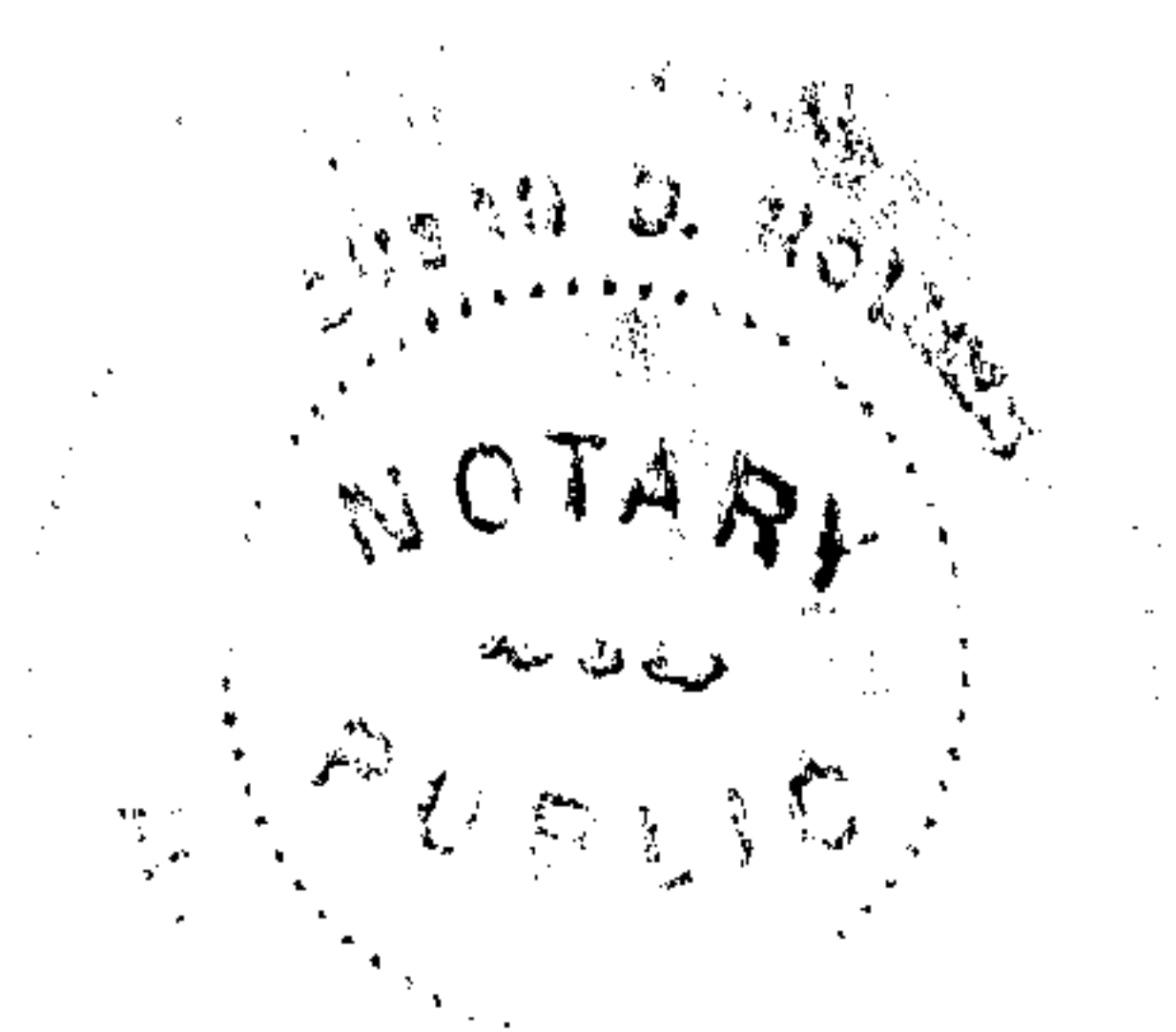

**ROSEMARY LINDA BOUCHET EXECUTOR
ESTATE OF SAMUEL JACKSON SIMPSON, JR.**

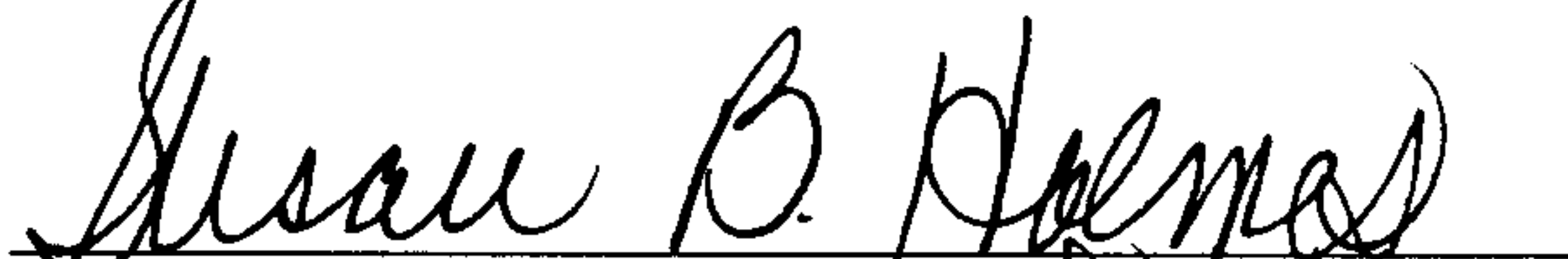

**FRED ELIE BOUCHET EXECUTOR
ESTATE OF SAMUEL JACKSON SIMPSON, JR.**

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ROSEMARY LINDA BOUCHET AND FRED ELIE BOUCHET AS EXECUTORS OF THE ESTATE OF SAMUEL JACKSON SIMPSON, JR.** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 official seal, this the 21ST day of **JUNE, 2007.**




**Susan B. Holmes
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/19/09**