

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: A. Ronald Simpson  
55 Dunbar Drive  
Calera AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Sixty One Thousand Three Hundred Three dollars and Forty three cents (\$61,303.43) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles David Cook, a Married man (herein referred to as grantors) do grant, bargain, sell and convey unto A. Ronald Simpson and Barbara A. Simpson (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to taxes for 2007 and subsequent years.

Constitutes no part of the homestead of the grantor or grantors spouse.

Deed Restrictions:

There shall be no modular, pre-fabricated or mobile homes located on property. Stick built homes only.

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.

(\$0.00 ) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22nd day of June, 2007.

\_\_\_\_\_  
(Seal)

Charles David Cook (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles David Cook whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of June, 2007.

\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/16/08



  
20070713000331100 2/2 \$75.50  
Shelby Cnty Judge of Probate, AL  
07/13/2007 02:27:12PM FILED/CERT

File No.: S-07-16063

Shelby County, AL 07/13/2007  
State of Alabama

Deed Tax: \$61.50

## **EXHIBIT A**

SHELBY COUNTY

PARCEL I:

Commence at the Southeast corner of Section 11, Township 24 North, Range 12 East; thence run West along the South line of Section 11 for 1332.90 feet; thence turn an angle to the right of 90 degrees 33 minutes 59 seconds and run North for 481.81 feet; thence turn an angle to the right of 92 degrees 07 minutes 08 seconds and run Southeast for 1300.17 feet to a point on the East line of Section 11; thence turn an angle to the right of 83 degrees 19 minutes 12 seconds and run South along the East line of Section 11 for 421.90 feet to the point of beginning.