

THIS INSTRUMENT PREPARED BY
Douglas W. Ingram, Attorney
957 Gadsden Hwy.
Birmingham, Alabama 35235

Send Tax Notice To:

167 Cedar Grove Parkway
Maylene, Alabama 35114

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

ALABAMA)

) Know All Men By These Presents.

SHELBY COUNTY)

That in consideration of One Hundred Forty Five - Thousand 00 / 100ths Dollars (\$ 145,000.00) and other valuable and good Consideration to the undersigned (GRANTOR) herein, the receipt of which is acknowledged, I or we,

Joshua D. Simpkins and wife, Shawn N. Simpkins, FKA Shawn N. Tomlinson

herein referred to as GRANTOR(S) do grant, bargain, sell and convey unto:

Leslie B. Todd and Daniel H. Todd

(Herein referred to as the GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 103, according to map of Cedar Grove at Sterling Gate, Sector 2, Phase 2, as recorded in Map Book 25, Page 53 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record if any. (2) Mineral and mining rights, if any.

\$ 148,117.00 of the above consideration is being paid by a mortgage executed and recorded simultaneously herewith

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs and assigns forever

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 from all encumbrances, unless otherwise noted above; we have a good right to sell and convey the same as aforesaid; 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, I have hereunto set my hand and seal this 20 day of April 2007

4/22/09 Shawn N. Simpkins →

MY COMMISSION EXPIRES AUG 11, 2010

(Seal)

Joshua D. Simpkins

(Seal)

Shawn N. Simpkins FKA Shawn N. Tomlinson

STATE OF AL.)

) General Acknowledgment

Shelby COUNTY)

I, Crystal Headley the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Joshua D. Simpkins and wife, Shawn N. Simpkins FKA Shawn N. Tomlinson whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of April, A.D. 2008

Crystal Headley
NOTARY PUBLIC:

My Commission Expires: _____

MY COMMISSION EXPIRES JULY 1, 2012