

This instrument was prepared by:
Melissa Smiley
P.O. Box 14058
Birmingham, Alabama 35202

Send tax notice to:
Thomas Simon
942 Newsome Road
Wilsonville, Alabama 35186

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of One and NO/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor(s) in hand paid by the grantee(s) herein, the receipt and sufficiency of which is acknowledged, Lee R. Foster, as Personal Representative of the Estate of Cornelia Newsome, deceased, in Probate Case No. PR-06-418; Lee R. Foster, a married man; Louise S. Merritte, a married woman; and Jessie Millender, a single woman, (hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto Thomas Simon and Stephanie Shepard (hereinafter referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama:

See Exhibit A attached hereto.


Subject to: (1) 2010 and subsequent year ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantors; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

The property herein conveyed is not the homestead of the Grantors nor their spouses.

Louise S. Merritte is one and the same as the Louise Merritte, who is a devisee under the Last Will and Testament of Cornelia Newsome as filed in Probate Case No. PR-06-418 in Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantees, their heirs and assigns, forever.

And the Grantors do for themselves, their heirs, executors and administrators covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that Grantees are free from all encumbrances, unless otherwise noted; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and Grantors' heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons, claiming by, through or under Grantors herein, but not further or otherwise.


20100507000143700 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
05/07/2010 11:18:26 AM FILED/CERT

IN WITNESS WHEREOF, the Grantors have executed this instrument this 30 day of April, 2010.

Estate of Cornelia Newsome

By: Lee R. Foster
Lee R. Foster, Personal Representative

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned notary public in and for said County, in the said State, hereby certify that Lee R. Foster, whose name as Personal Representative of the Estate of Cornelia Newsome is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, he, as such representative with full authority, executed the same voluntarily for and as an act of said estate.

Given under my hand this the 30 day of April, 2010.

[NOTARIAL SEAL]

Kristie R. Robinson

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 2, 2011
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

Lee R. Foster

Lee R. Foster, Individually

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned notary public in and for said County, in the said State, hereby certify that Lee R. Foster, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of April, 2010.

[NOTARIAL SEAL]

Kristie R. Robinson

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 2, 2011
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~



20100507000143700 2/4 \$24.00
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Louise S. Merritte

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned notary public in and for said County, in the said State, hereby certify that Louise S. Merritte, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of April, 2010.


[NOTARIAL SEAL]



Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 2, 2011
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~


Jessie Millender

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned notary public in and for said County, in the said State, hereby certify that Jessie Millender, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of April, 2010.

[NOTARIAL SEAL]



Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 2, 2011
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~



20100507000143700 3/4 \$24.00
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Exhibit A

LEGAL DESCRIPTION

Parcel 3:

Commence at the SW Corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 21 South, Range 1 East, Shelby County, Alabama; thence S $87^{\circ}33'17''$ E, a distance of 411.54' to the Point of Beginning; thence continue along the last described course, a distance of 558.54'; thence N $00^{\circ}14'12''$ W, a distance of 990.09'; thence N $19^{\circ}42'43''$ E, a distance of 275.09'; thence N $86^{\circ}43'26''$ W, a distance of 611.97'; thence S $01^{\circ}37'31''$ W, a distance of 1260.70' to the Point of Beginning.



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Shelby Cnty Judge of Probate, AL
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