

Send tax notice to:

STEVEN J. BLACKWELL
2332 RIDGE TRAIL
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2010241

Shelby County, AL 07/16/2010

State of Alabama

Deed Tax : \$430.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty Thousand and 00/100 Dollars (\$430,000.00) in hand paid to the undersigned, MARY R. SIMPKINS AND THOMAS E. SIMPKINS, JR., Wife and Husband (hereinafter referred to as "Grantors") by STEVEN J. BLACKWELL and CATHLEEN C. BLACKWELL (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF THE RIDGE AT MEADOWBROOK, FIRST SECTOR, AS RECORDED IN MAP BOOK 14, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:



1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
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.
4. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF THE RIDGE AT MEADOWBROOK, FIRST SECTOR, AS RECORDED IN MAP BOOK 14, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. BY-LAWS OF THE RIDGE AT MEADOWBROOK PROPERTY OWNERS ASSOCIATION, AS RECORDED IN INSTRUMENT NO. 1997-23040, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RELEASE OF DAMAGES, AS SET OUT IN BOOK 291, PAGE 531, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY, RECORDED IN BOOK 306, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. AGREEMENT WITH ALABAMA POWER COMPANY, RECORDED IN MISC. BOOK 48, PAGE 880, IN THE PROBATE OFFICE.
9. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 285, PAGE 805 AND DEED BOOK 33, PAGE 225, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR

HEREAFTER EXIST OR OCCUR OR CAAUSE DAMAGE TO SUBJECT
PROPERTY.

\$ -0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are free from all encumbrances, except as shown above; that it has a good right to sell and
convey the same as aforesaid; and that it will, and its successors and assigns shall,
warrant and defend the same to the Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

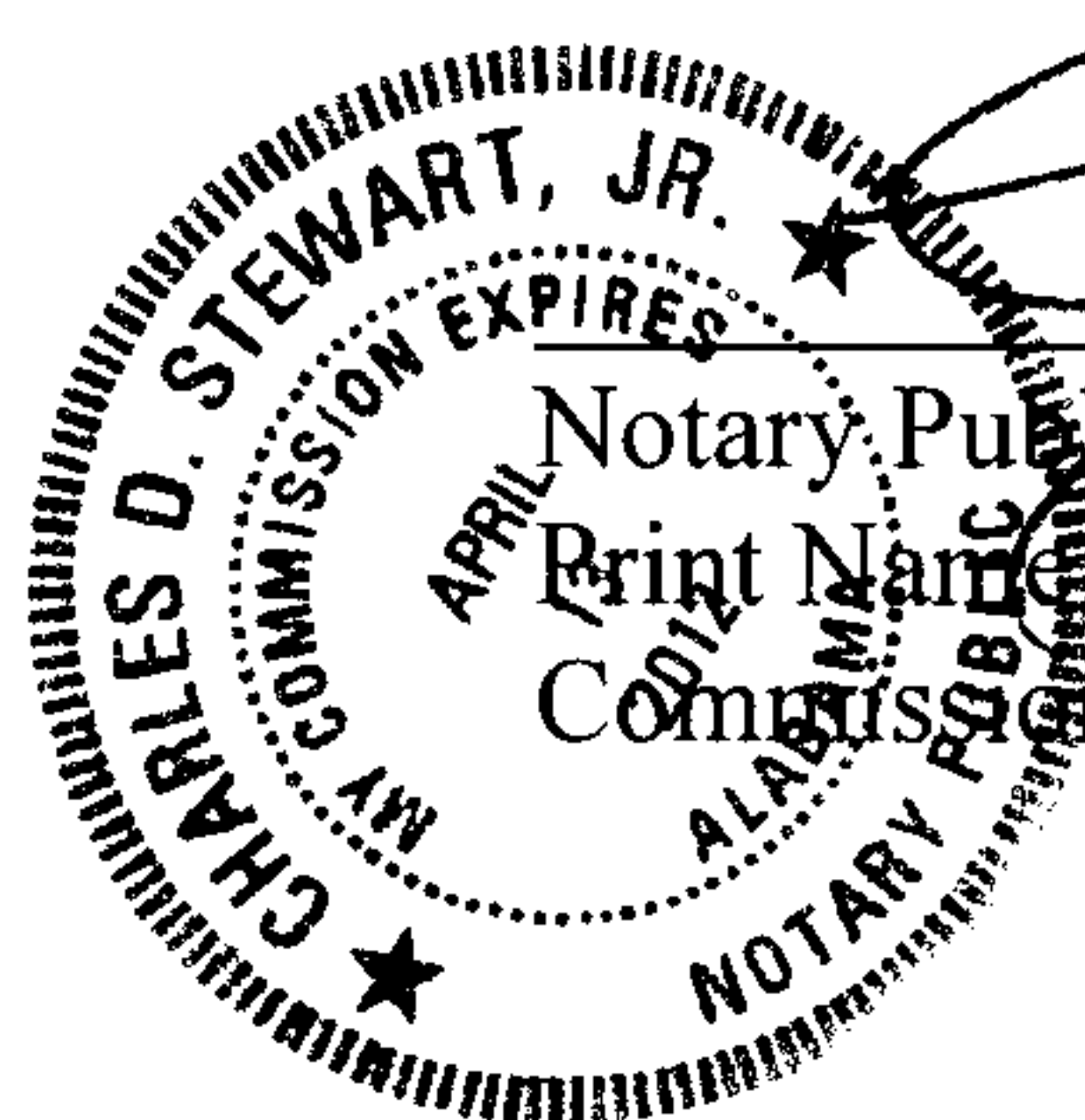
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 28th day of June, 2010.


MARY R. SIMPKINS

THOMAS E. SIMPKINS, JR.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that MARY R. SIMPKINS AND THOMAS E. SIMPKINS, JR., whose names are
signed to the foregoing instrument, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the said instrument, they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2010.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-12