

Send tax notice to:

LARRY G. SIMPSON  
1313 CALISTON WAY  
PELHAM, AL, 35124

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2011154

Shelby County, AL 05/20/2011  
State of Alabama  
Deed Tax: \$85.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) in hand paid to the undersigned, VIRGIL M. REAM and SALLY H. REAM, Husband and Wife (hereinafter referred to as "Grantors") by LARRY G. SIMPSON and LINDA M. SIMPSON (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 555, ACCORDING TO THE FINAL PLAT OF CALISTON AT BALLANTRAE, PHASE 1, AS RECORDED IN MAP BOOK 32, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. ANY PRIOR RESERVATION OR CONVEYANCE,, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. RESTRICTIONS APPEARING OF RECORD IN BOOK 2004, PAGE 5141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
4. BUILDING LINES AS SHOWN BY RECORDED MAP.
5. EASEMENTS AS SHOWN BY RECORDED MAP.

\$130,000.00 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 6th day of May, 2011.

Virgil M. Ream  
VIRGIL M. REAM


SALLY H. Ream  
By AND Through Her Attorney in  
FACT, Virgil M. Ream

SALLY H. REAM  
BY AND THROUGH HER ATTORNEY IN  
FACT, VIRGIL M. REAM

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that VIRGIL M. REAM, whose name 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 said instrument, he executed the same voluntarily on the day the same  
bears date.


Given under my hand and official seal this the 6th day of May, 2011.

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

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and  
for said County, in said State, hereby certify that VIRGIL M. REAM, whose name  
as Agent and Attorney in fact for SALLY H. REAM, 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 said instrument, he executed the same  
voluntarily in his capacity as Attorney in fact for SALLY H. REAM, on the day the  
same bears date.

Given under my hand and official seal this the 6<sup>TH</sup> day of May, 2011.

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

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