

Send tax notice to:

CHRISTOPHER SIMPSON
1556 LAURENS STREET
BIRMINGHAM, AL, 35242-4264

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

STATE OF ALABAMA
Shelby COUNTY

2011208

Shelby County, AL 07/07/2011
State of Alabama
Deed Tax: \$72.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Two Thousand and 00/100 Dollars (\$222,000.00) in hand paid to the undersigned, RONALD J. SHAW, JR. and ALLISON R. SHAW, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by CHRISTOPHER SIMPSON, A SINGLE INDIVIDUAL (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 104A, ACCORDING TO THE SURVEY OF THE RESIDENTIAL SUBDIVISION: BEAUMONT - PHASE 4, RESURVEY OF LOTS 85-99 AND 102-110, AS RECORDED IN MAP BOOK 36, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

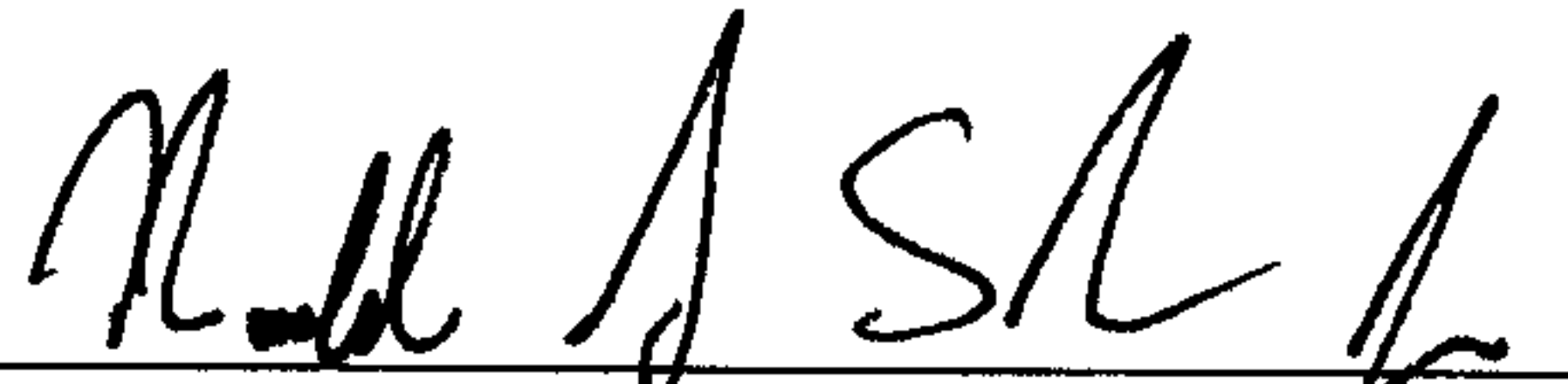
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 20060411000166620, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN MISC. VOLUME 5, PAGE 355; MISC. VOLUME 4, PAGE 442 AND MISC. VOLUME 48, PAGE 427, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. AGREEMENT FOR COVENANTS AS RECORDED IN INSTRUMENT 20060607000270390, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEAUMONT RESIDENTIAL SUBDIVISION AS RECORDED IN INSTRUMENT 20070626000297880, AMENDED AND RESTATED IN DECLARATION AS RECORDED IN INSTRUMENT 20071130000543120 AND FURTHER AMENDED IN INSTRUMENT 20080814000326670 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. GRANT OF LAND EASEMENT WITH RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT 20070418000180130 AND INSTRUMENT 20071109000517680 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$150,000.00 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 16th day of June, 2011.

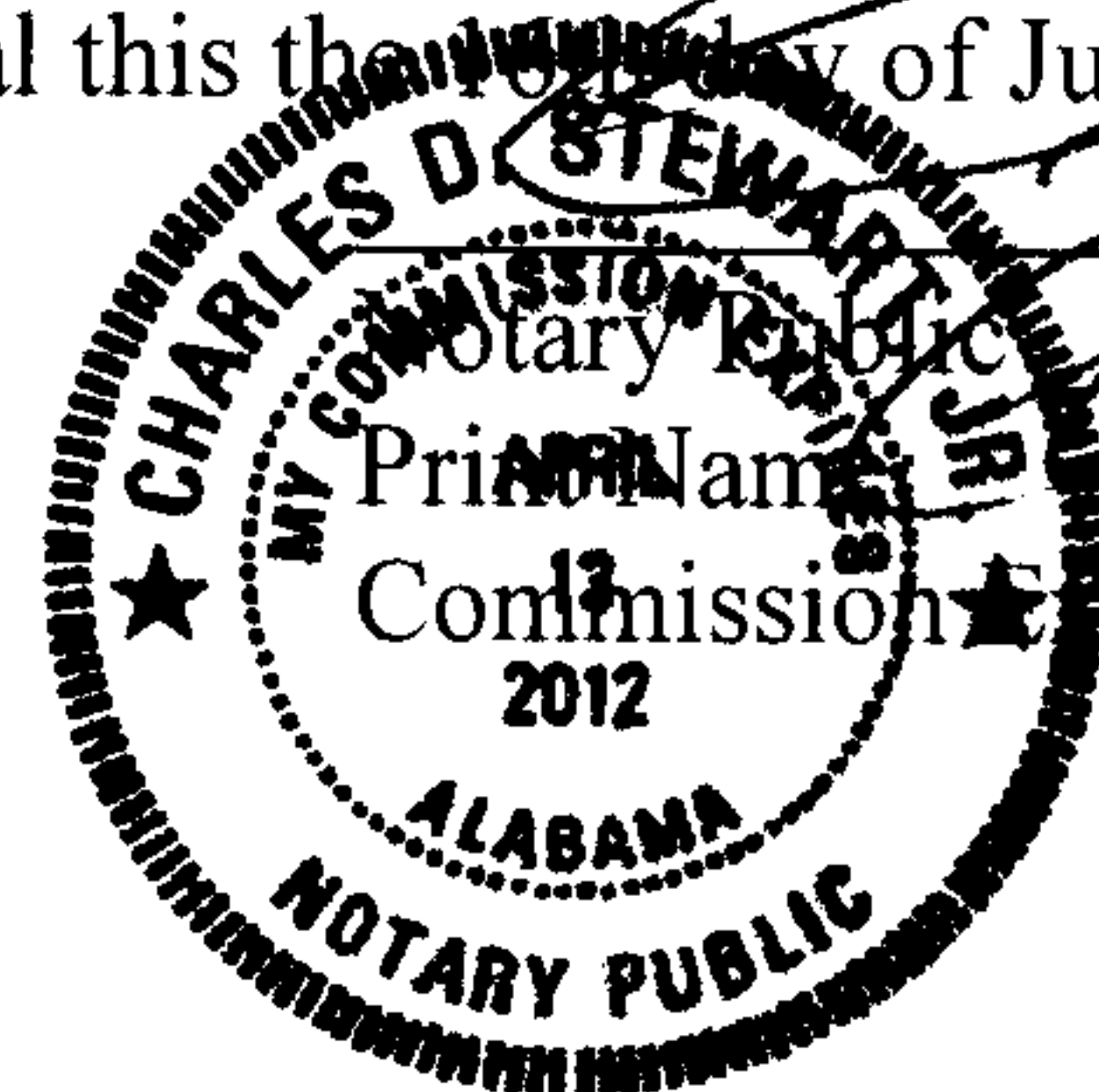

RONALD J. SHAW, JR.


ALLISON R. SHAW

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD J. SHAW, JR. and ALLISON R. SHAW, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of June, 2011.


Charles D. Stewart, Jr.
4-3-12