

\$ 2000.00

This Instrument Prepared By  
(without the benefit of a Title Search)  
Anne W. Mitchell, Esq.  
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.  
420 20th Street North, Suite 1600  
Birmingham, AL 35203

Send Tax Notice to:

Bryan Thompson

2131 HWY 81

Vincent AL 35178



20120224000066450 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
02/24/2012 12:06:17 PM FILED/CERT

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 24<sup>th</sup> day of February, 2012, by MARY L. EPPS, (formerly known as Mary L. Thompson), a married woman (hereinafter referred to as "Grantor"), to BRYAN THOMPSON, an unmarried man (hereinafter referred to as "Grantee").

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, DAVIS HUNT THOMPSON, SR. and MARY L. EPPS (formerly known as Mary L. Thompson) acquired real estate described herein as joint tenants with right of survivorship pursuant to that certain deed recorded at the Judge of Probate Office of Shelby County, Alabama, Instrument # 1999-08192 on March 1, 1999;

**WHEREAS**, DAVIS HUNT THOMPSON, SR. died March 16, 2011.

**NOW THEREFORE**, in consideration of ten and 00/100th dollars (\$10.00) paid by Grantee to Grantor, the receipt and sufficiency which are hereby acknowledged by the Grantor, Grantor does hereby, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama and more particularly described as follows (the "Property"):

A lot in the town of Vincent, Alabama described as follows:

From the Southeast corner of Section 10, T19S, R2E, run West along the South boundary of said Section 10 for a distance of 381.73 feet; thence turn 90°40'25" right and run 366.74 feet to the point of beginning. Thence turn 32°13'25" left and run 111.25 feet; thence turn 90°47'33" right and run 147.12 feet to a point on the West boundary of the Central of Georgia Railroad; thence turn 86°01'14" right and run 111.25 feet along said railroad boundary; thence turn 88°41'54" right and run 149.97 feet to the point of beginning of herein described parcel of land. Being part of those same lands as described by that certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 023 at Page 302.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of the Grantor in and to any and all roads, alleys and ways bounding the Property.

The conveyance is made subject to the following:

1. Ad valorem taxes for the year 2012, and all subsequent years.
2. All other matters of record affecting the Property as shown in the Office of the Judge of Probate of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** to Grantee, Grantee's successors and assigns forever.

Grantor does for himself, his heirs, executors, administrators and assign covenant with Grantee, Grantee's heirs, executors, administrators and assigns, shall warrant and defend the same to Grantee, Grantee's heirs, executors, administrators and assigns, forever, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

**IN WITNESS WHEREOF**, Grantor has executed this Statutory Warranty Deed this 24 day of Feb., 2012.

**GRANTOR:**

Mary L. Epps  
**MARY L. EPPS** (formerly known as  
MARY L. THOMPSON)

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**


I, the undersigned, a Notary Public, hereby certify that **MARY L. EPPS** (formerly known as MARY L. THOMPSON), whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 24<sup>th</sup> day of February, 2012.

[NOTARIAL SEAL]

Kimberly Smith  
Notary Public  
My Commission Expires: 5-2-15

Shelby County, AL 02/24/2012  
State of Alabama  
Deed Tax: \$2.00

  
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Shelby Cnty Judge of Probate, AL  
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