

Send tax notice to:

Scott A. Simpson

Lisa W. Simpson

4914 Windwood Circle

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

Shelby County, AL 04/05/2012
State of Alabama
Deed Tax: \$200.00

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Forty Thousand and 00/100 Dollars (\$940,000.00) in hand paid to the undersigned **Chuck Carr and Kathleen Carr, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Scott A. Simpson and Lisa W. Simpson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 4 and 4A, according to the Survey of Windwood Circle, Residential Subdivision, as recorded in Map Book 6, Page 154, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$300,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$440,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.



20120405000117800 2/2 \$215.00
Shelby Cnty Judge of Probate, AL
04/05/2012 01:18:39 PM FILED/CERT

IN WITNESS WHEREOF, Grantors Chuck Carr and Kathleen Carr have hereunto set their signatures and seals on March 30, 2012.


Chuck Carr

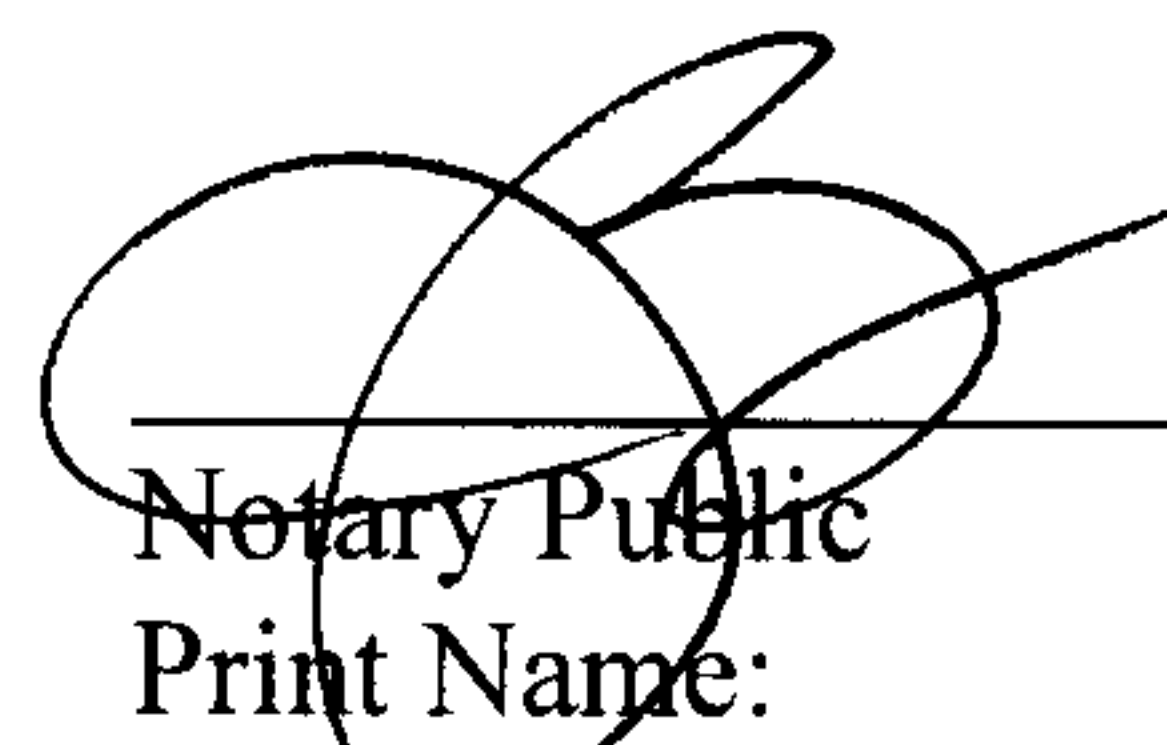

Kathleen Carr

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chuck Carr and Kathleen Carr, Husband and Wife, 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 30th day of March, 2012.

(NOTARIAL SEAL)



Notary Public
Print Name:
Commission Expires:

