

Cert Fee _____
 Mtg. Tax _____
 Deed Tax 75.00
 Res. 16.50
 Total 91.50

SEND TAX NOTICE TO:

AmSouth Bank
 Properties
 3000 Galleria Tower, Suite 1600
 Birmingham, AL 35244

**Fair
 Market**

Value \$ 75,000⁰⁰

197202

Purchase Price = \$75,000.00

STATE OF ALABAMA)

DEKALB COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned, **JOHNNY W. SAMPSON**, an individual resident of Georgia, and **LOUISE C. SAMPSON**, an individual resident of Georgia, husband and wife, (jointly, the "Grantor"), by **AMSOUTH BANK**, an Alabama banking corporation (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee that certain real estate situated in DeKalb County, Alabama, more particularly described in Exhibit A attached hereto.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to ad valorem taxes for the 2005 tax year and all subsequent years.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises; that they are free from all encumbrances, unless otherwise noted 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

STATE OF ALABAMA
 DEKALB COUNTY

05 JAN -3 PM 1:02

NOTARY PUBLIC
 DEKALB COUNTY, ALABAMA

IN WITNESS WHEREOF, Grantor has hereby set his/her hand and seal this ____ day of _____, 2004.

Johnny W. Sampson
Johnny W. Sampson

Louise C. Sampson
Louise C. Sampson

STATE OF GA.)

COUNTY OF Dade)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Johnny W. Sampson and Louise C. Sampson, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 date of Nov, 2004.

Thomas J. [Signature]
Notary Public
My Commission Expires: 11-02-04

[AFFIX SEAL]

This instrument prepared by:

Shannon L. Barnhill, Esq.
WALSTON, WELLS, ANDERSON & BAINS, LLP
1819 5th Avenue North, Suite 1100
P. O. Box 830642
Birmingham, Alabama 35283-0642
(205) 251-9600

Put

EXHIBIT A

[Legal Description]

A parcel of land being a portion of Lots 20, 21 and 22 of Block C in the Davis Highlands Addition, Fort Payne, Alabama as recorded in the Probate Office of DeKalb County, Alabama, according to a deed recorded in Deed Book 376, Pages 27 and 28 in said Probate Office, said property being more particularly described as follows:

Commence at a 1/2" iron pipe found at the intersection of the accepted northwest right-of-way of Gault Avenue North and the accepted southwest right-of-way of 18th Street NW; thence, run South $34^{\circ}18'12''$ West along the accepted northwest right-of-way of said Gault Avenue North (80-foot right-of-way) a distance of 166.94 feet to a rebar found at the POINT OF BEGINNING; thence, with a deflection angle left of $00^{\circ}05'01''$, continue South $34^{\circ}13'11''$ West along said accepted right-of-way a distance of 74.72 feet to a PK nail set as a property corner; thence, with an interior angle left of $90^{\circ}08'47''$, depart said right-of-way and run North $55^{\circ}55'36''$ West a distance of 114.49 feet to a PK nail set as a property corner; thence, with an interior angle left of $89^{\circ}57'50''$, run North $34^{\circ}06'34''$ East a distance of 49.95 feet to a rebar found; thence, with an interior angle left of $179^{\circ}41'53''$, run North $34^{\circ}24'41''$ East a distance of 24.83 feet to a rebar found; thence, with an interior angle left of $90^{\circ}18'30''$, run South $55^{\circ}53'49''$ East a distance of 114.51 feet to the POINT OF BEGINNING, thus forming an interior angle left of $89^{\circ}53'00''$.

Situated in DeKalb County, Alabama.