

Cert Fee 34.00  
 Mig. Tax \_\_\_\_\_  
 Dead Tax 75.00  
 Rec. \_\_\_\_\_  
 Total 109.00

**SEND TAX NOTICE TO:**

AmSouth Bank  
 Properties  
 3000 Galleria Tower, Suite 1600  
 Birmingham, AL 35244  
 Purchase Price = \$75,000.00

Fair Market Value \$ 75,000.00      197202

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]**

DEKALB COUNTY ALABAMA

2011 JUN 3 - PM 1:02

2011 JUN 3 - PM 1:02

DEKALB COUNTY ALABAMA

407 195

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2004.

*[Signature]*  
John W. Simpson

*[Signature]*  
John W. Simpson

STATE OF Ca.

COUNTY OF Delta

I, the undersigned being a Justice of the Peace in and for said County, in said State, hereby certify that John W. Simpson and *[Name]* were before me on this day and were by me examined as to the contents of said instrument, and who are hereby by me declared to be the legal parties to the same, and that the contents of said instrument, they executed all same voluntarily and of their own free will and accord.

Given under my hand and official seal this 17 day of Nov, 2004.

*[Signature]*  
Notary Public  
My Commission Expires 11-22-04

[AFFIX SEAL]

This instrument prepared by:  
*et* Steven L. Shultz, Esq.  
WALSTON, WHELAN, GIBSON & SHULTZ, LLP  
6100 2<sup>nd</sup> Avenue South, Suite 1100  
F. O. Box 220021  
Birmingham, Alabama 35202-0021  
(205) 251-0020

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 12" iron pipe found at the intersection of the accepted northwest right-of-way of Grand Avenue North and the accepted southwest right-of-way of 28th Street NW; thence, run South  $34^{\circ}15'12''$  West along the accepted northwest right-of-way of said Grand Avenue North (20-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  $00^{\circ}05'05''$ , continue South  $34^{\circ}15'11''$  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  $99^{\circ}45'47''$ , depart said right-of-way and run North  $55^{\circ}55'34''$  West a distance of 114.49 feet to a PK nail set as a property corner; thence, with an interior angle left of  $89^{\circ}37'50''$ , run North  $34^{\circ}56'34''$  East a distance of 49.85 feet to a rebar found; thence, with an interior angle left of  $179^{\circ}41'55''$ , run North  $34^{\circ}24'43''$  East a distance of 24.83 feet to a rebar found; thence, with an interior angle left of  $98^{\circ}18'35''$ , run South  $55^{\circ}45'49''$  East a distance of 154.63 feet to the POINT OF BEGINNING, thus forming an interior angle left of  $89^{\circ}35'00''$ .

Situated in DeKalb County, Alabama.