

State of Alabama

JEFFERSON

County

1326

\$ 30,394.80

considerations

Know All Men By These Presents.

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ~~DOLLARS~~

to the undersigned grantors, NOAH E. SIMS and wife LUNIA PEARL SIMS

in hand paid by MICHAEL SIMS and wife JACKIE LYNN SIMS

the receipt whereof is acknowledged by them the said NOAH E. SIMS and wife LUNIA PEARL SIMS

do grant, bargain, sell and convey unto the said MICHAEL SIMS and wife JACKIE LYNN SIMS

as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Begin at the SE corner of the SW 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 West, and run North along the East line of said quarter-quarter section 133 feet to the South line of Chelsea Road; thence in a Southwesterly direction along said road 105 feet to a public road; thence in a Southerly direction along said public road to a point 40 feet south of the South line of said quarter-quarter section (said 40 feet measured along the meanderings of said public road); thence in a Northeasterly direction to the Point of Beginning. Less and except any part thereof owned by E. R. Bradberry and being a part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 34, Township 19, South, Range 1 West, Shelby County, Alabama.

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\$30,394.80 of the purchase price recited above was paid from a Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said MICHAEL SIMS and wife JACKIE LYNN SIMS

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for OUR heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and OUR heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal,

this 24th day of June, 1983.

WITNESSES:

Noah E. Sims (Seal.)  
NOAH E. SIMS  
Lunia Pearl Sims (Seal.)  
LUNIA PEARL SIMS  
(Seal.)  
(Seal.)

Hunted Co. Mt. P. Inc  
213 Yaddow Hwy

NOAH E. SIMS and wife

LUNIA PEARL SIMS

TO

MICHAEL SIMS and wife

JACKIE LYNN SIMS

# WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

SHELBY County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and was duly re-

corded in Volume \_\_\_\_\_ of Deeds

at page \_\_\_\_\_, and examined.

Judge of Probate.

State of

COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

As Notary Public

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State of

COUNTY

I, *Margaret C. Stapleton*, a Notary Public in and for said County, in said State, do hereby certify that on the *26* day of *June*, 19 *83*, came before me the within named \_\_\_\_\_ known to me to be the wife of the within named *NOAH E. SIMS* who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

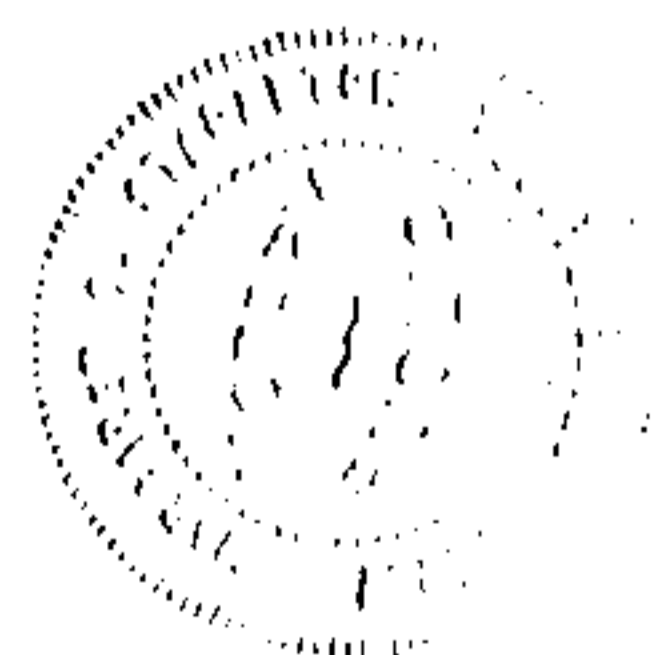
Given under my hand and official seal this the *26* day of *June* 19 *83*

*Margaret C. Stapleton* As Notary Public

MY COMMISSION EXPIRES MAY 18, 1985

SEND TAX NOTICE TO:  
Mr. and Mrs. Michael Sims

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
1983 JUN 29 AM 10:25  
*su Mtg 432-989*  
JUDGE OF PROBATE



Rec 3.00  
Jud 1.00  
4.00