

This instrument was prepared by

Send Tax Notice To: R. E. Simpson

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, Al 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty One Thousand Five Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Nolen and wife, Clara Nolen

(herein referred to as grantors) do grant, bargain, sell and convey unto

R. E. Simpson and Brenda Simpson

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 9, in Block 6, of Pine Grove Camp, according to the Survey of the Second Addition to Pine Grove Camp dated September 21, 1959 made by Frank W. Wheeler Registered Land Surveyor, Map of which survey is recorded in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama, and being a part of the SE 1/4 of SE 1/4 of Section 12, Township 24, Range 15 East, Shelby County, Alabama; and recorded in Map Book 4, Page 8.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

\$31,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s), this 25th day of June, 1986.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

(Seal)

1986 JUL -1 AM 9:41

(Seal)

JUDGE OF PROBATE

(Seal)

James Nolen (Seal)

Clara Nolen (Seal)

Clara Nolen (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Nolen and wife, Clara Nolen whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, A. D., 1986

Form 31-A

LAMAR HAM  
ATTORNEY AT LAW  
3512 OLD MONTGOMERY HWY.  
BHAM, ALABAMA 35209

MY COMMISSION EXPIRES

PREFERRED RESEARCH, INC.

BOOK 2052