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JF

This instrument was prepared by
(Name) Susan Longshore
(Address) P. O. Box 360188
Birmingham, AL 35236

Send Tax Notice To: John F. Simmons
name
P. O. Box 110099
address
Birmingham, AL 35211

479
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten dollars and no/100 ----- DOLLARS

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

JOHN F. SIMMONS AND WIFE MARIE K. SIMMONS
(herein referred to as grantors) do grant, bargain, sell and convey unto

DENMAN CONSTRUCTION COMPANY, INC.
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Beginning at a point located as follows:

From the NW corner of SE 1/4 of NE 1/4 of Section 29, Township 19 South, Range 2 West, run East along the North line of said SE 1/4 of NE 1/4 for a distance of 355.8 feet to a "Point of Beginning". At said "Point of Beginning", turn an angle to the right of 88° 38' and run a distance of 328.66 feet; thence turn an angle to the left of 88° 36' and run a distance of 306.0 feet; thence turn an angle to the left of 91° 23' 45" and run a distance of 328.67 feet; thence turn an angle to the left of 91° 22' 15" and run a distance of 305.8 feet to "Point of Beginning".

Subject to easements, restrictions and limitations of record and taxes due and payable on October 1, 1988.

Restrictions appearing of record in Vol. 261 page 831 in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company as recorded in Real 167 Page 308 in the Probate Office of Shelby County, Alabama.

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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.

BOOK
IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 23rd day of August, 19 88.

WITNESS:

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

88 SEP -8 AM 8:41

[Signature] (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

I, Irene Brecht, a Notary Public in and for said County, in said State, hereby certify that Mr. John F. Simmons and Mrs. Marie K. Simmons whose name 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 23rd day of August A. D., 19 88

Altus Mtg

Irene Brecht
Notary Public.
My Commission Expires 03/23/92

John F. Simmons (Seal)
Marie K. Simmons (Seal)
Marie K. Simmons

1. Deed Tax \$ (Seal)
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

General Acknowledgment