

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY

That in consideration of FIFTY-SEVEN THOUSAND and No/100'S DOLLARS (\$57,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ROY M. MCLAUGHLIN and wife, MARY C. MCLAUGHLIN (herein referred to as grantor) do grant, bargain, sell and convey unto CHRISTOPHER L. SIMS and REBECCA SIMS and LANNY CRAWFORD (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to wit:

A parcel of land located in the SE 1/4 of SE 1/4 of Section 4, Township 20 South, Range 1 West being more particularly described as follows: From the NE corner of the SE 1/4 of the SE 1/4 Section 4, Township 20 South, Range 1 West, run West along the North Boundary of said 1/4-1/4 a distance of 516.00 feet; thence, left 114 degrees 25 minutes a distance of 50.00 feet; thence, right 114 degrees 25 minutes a distance of 38.19 feet to the West right of way line of Old Columbiana Road and the point of beginning; thence continue a distance of 171.81 feet; thence left 114 degrees 25 minutes a distance of 160.00 feet thence, left 65 degrees 35 minutes a distance of 171.81 feet to the West right of way line of Old Columbiana Road; thence left 114 degrees 25 minutes a distance of 160.00 feet to the point of beginning. According to the survey of Evander E. Peavy, Registered Land Surveyor, #6169 dated May 4, 1985; being situated in Shelby County, Alabama.

The purchasers have given a first purchase money mortgage of \$45,600.00 to secure part of the purchase price. Subject to any and all matters of public record and other matters which could be revealed by a survey. Mineral and mining rights are not warranted.

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 1st day of May, 1993.

  
ROY M. MCLAUGHLIN

  
MARY C. MCLAUGHLIN

State of Alabama

Jefferson County

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that ROY M. MCLAUGHLIN and wife, MARY C. MCLAUGHLIN whose names 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 1st day of May 1993.

Notary Public: 

Prepared by: Mark E. Tippins, Attorney, 14 Office Park Circle, #105  
Birmingham, Alabama 35223 (205) 870-4343

Inst # 1993-12623

Send Tax Notice to: CHRISTOPHER L. SIMS, 130 County Road 335  
Chelsea, AL 35043

05/05/1993-12623  
09:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 18.10