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Inst • 1999-12154

This instrument was prepared by

Send Tax Notice To: Peter M. Sims
name

(Name) Larry L. Halcomb

2120 Cahaba Crest Drive
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED AND NO/100
DOLLARS (\$257,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William P. Riley and wife, Marilyn T. Riley

(herein referred to as grantors) do grant, bargain, sell and convey unto Peter M. Sims and wife, Pamela S. Sims

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

Jefferson County, Alabama to-wit:

Lot 12, according to the Survey of Fifth Sector, Altadena Woods, 2nd and 5th
Sectors, as recorded in Map Book 151, page 25 A & B, in the Probate Office of
Jefferson County, Alabama, and in Map Book 10, page 54 A & B, in the Probate
Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1999.

Subject to restrictions, release of damages, 45 foot building line, 10 foot
easement and 20 foot easement of record.

\$200,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

03/23/1999-12154
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

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 grantee 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 15th
day of March, 19 99.

(Seal)

(Seal)

(Seal)

William P. Riley
William P. Riley (Seal)

Marilyn T. Riley
Marilyn T. Riley (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

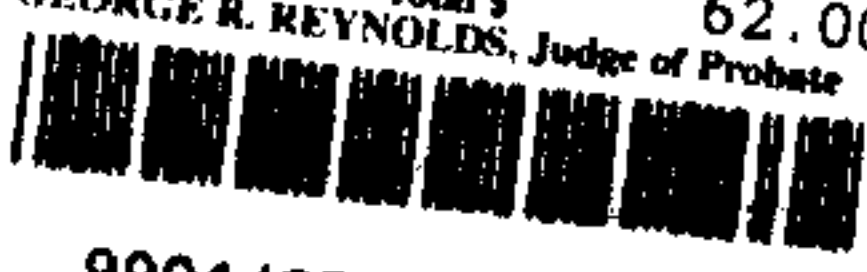
I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
William P. Riley and wife, Marilyn T. Riley
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15th day of March, A.D., 1999

Larry L. Halcomb
Notary Public

My Commission Expires
January 23, 2002

1999 MAR 17 A.M. 08:30
RECORDED
SHELBY COUNTY, ALA.

State of Alabama - Jefferson County
I certify this instrument filed on:
1999 MAR 17 A.M. 08:30
Recorded and \$ 57.50 Mitg. Tax
and \$ 4.50 Deed Tax and Fee Amt.
Total \$ 62.00
\$ GEORGE R. REYNOLDS, Judge of Probate

9904/2795

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SHELBY COUNTY JUDGE OF PROBATE
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