


This instrument was prepared by:  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Leroy S. Simi  
5 Nivens Street  
Wilsonville, AL 35186

**WARRANTY DEED**

  
20030904000588280 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
09/04/2003 08:08:00 FILED/CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **EIGHTY THREE THOUSAND FOUR HUNDRED FIFTY DOLLARS and NO/00 (\$83,450.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donna G. Nix, a married woman** bargain, sell and convey unto, **Leroy S. Simi** the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

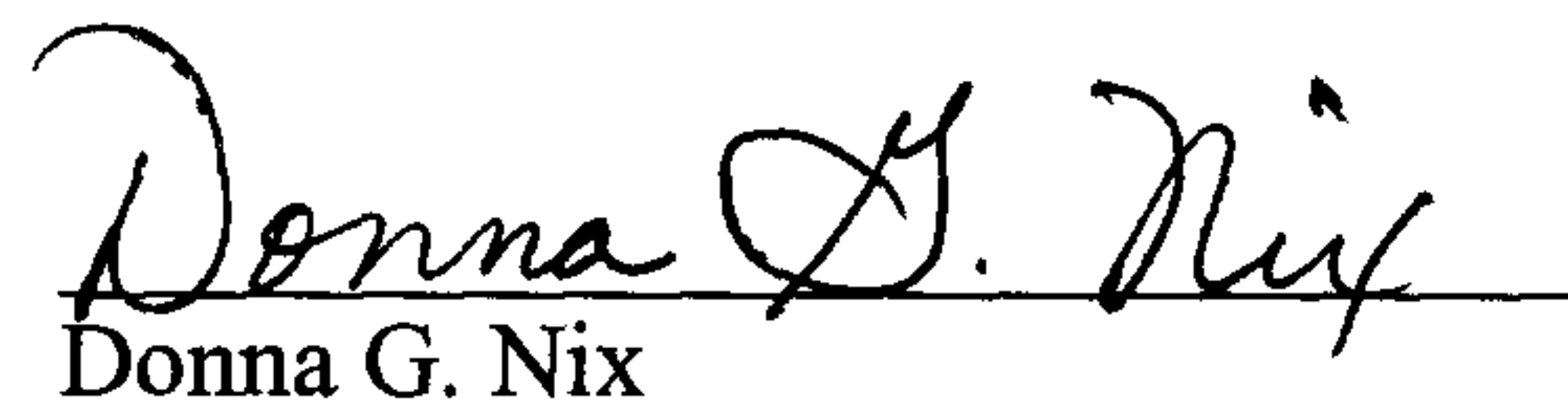
This property constitutes no part of the household of the grantor, or of her spouse.

\$57,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 29<sup>th</sup> day of August, 2003.

  
Donna G. Nix

**STATE OF ALABAMA**

**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donna G. Nix, whose name is signed to the foregoing conveyance, and who is 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 29<sup>th</sup> day of August, 2003.

  
Notary Public

My Commission Expires: 10-16-04

Prepared by: TABITHA A. HOUSTON

**AMERICA'S WHOLESALE LENDER**

DATE: 08/29/2003  
CASE #:  
DOC ID #: 00003925263508003  
BORROWER: LEROY SIMI  
PROPERTY ADDRESS: 5 NIVENS ST

Branch #: 0000790  
7105 CORPORATE DRIVE PTX-A-195  
PLANO, TX 75024  
Phone: (800)669-2565  
Br Fax No.: (N)

WILSONVILLE, AL 35186

**LEGAL DESCRIPTION EXHIBIT A**

PARCEL I:

A lot or tract of land in the Town of Wilsonville, Alabama, described as follows: One lot beginning at the Southeast corner of the lot sold to N. H. Self by W. H. Taylor and wife, on December 22, 1886 by deed recorded in Deed Book 9, Page 335, in the Office of the Judge of Probate of Shelby County, Alabama and running North 80 feet; thence West 200 feet; thence South 80 feet; thence East 200 feet to the point of beginning. Being a part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 21, Range 1 East; situated in Shelby County, Alabama, and also being known as Lot No. 35, according to Horsley's Map of Wilsonville, Ala.

Said lot is more accurately described as follows: Commencing at the NW corner of the SE 1/4 of NE 1/4, Section 1, Township 21, Range 1 East which is marked by an iron pipe, run thence North 87 degrees 30 minutes East 396 feet; run thence South 2 degrees 30 minutes East 488 feet, to what was formerly known as the William Gwin lot now owned by the heirs of R. G. Weldon for the point of beginning of the lot herein conveyed, which is marked by an iron stake; run thence South 87 degrees 30 minutes West along the Northern boundary of said Gwin or Weldon lot 200 feet; run thence North 2 degrees 30 minutes West 80 feet; run thence North 87 degrees 30 minutes East 200 feet; run thence South 2 degrees 30 minutes East 80 feet to point of beginning.

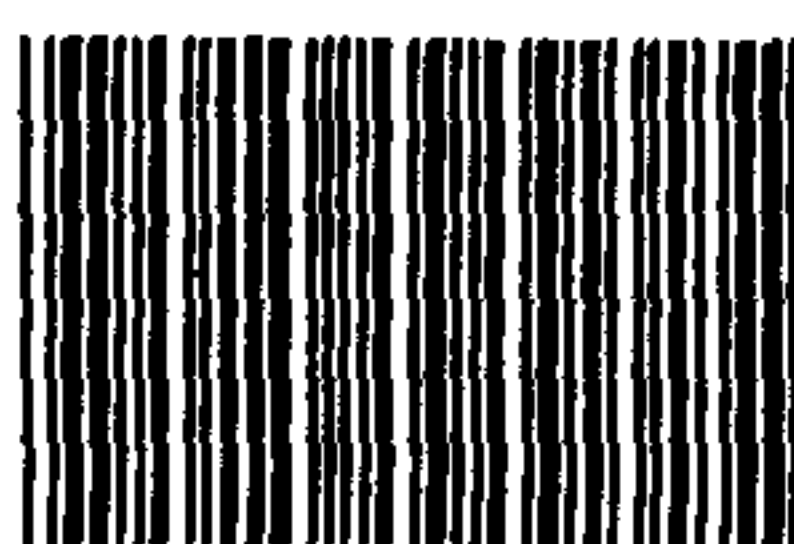
PARCEL II:

Begin at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Ala; thence east along the north boundary of said 1/4-1/4 section (also the north boundary of the Cospert lot) 396 feet, more or less, to the west boundary of a road; thence right 90 degrees 01 minute in a southerly direction along said west boundary 390.00 feet to the point of beginning; thence continue along same course 18.00 feet to the northeast corner of Beavers lot; thence right 90 degrees 40 minutes in a westerly direction along the north boundary of said Beavers lot 200.00 feet to the northwest corner of said Beavers lot; thence right 89 degrees 20 minutes in a northerly direction 18.00 feet; thence right 90 degrees 40 minutes in an easterly direction 200.00 feet to the point of beginning.

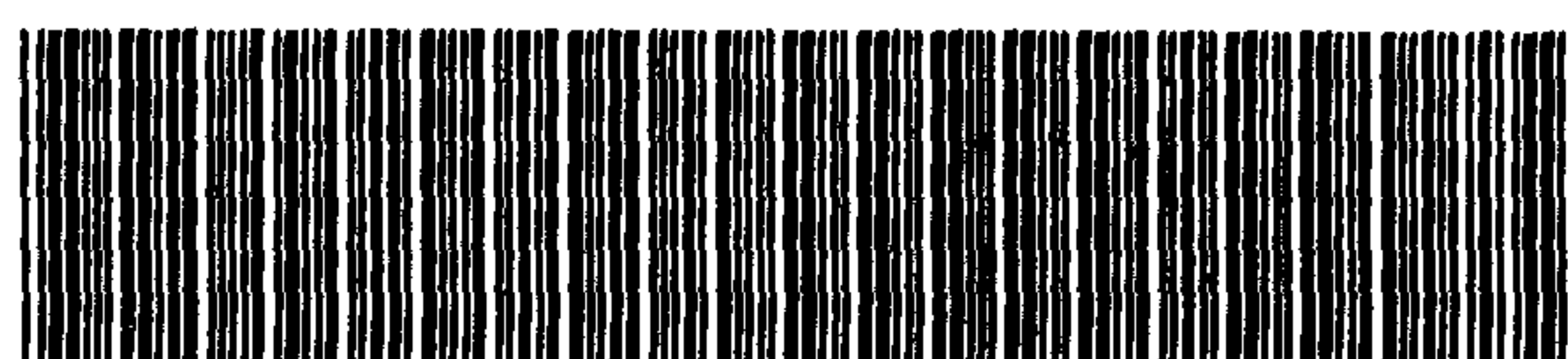
PARCEL III:

Commence at the southwest corner of the SE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, and run thence north along the west line of said 1/4-1/4 Section a distance of 822.35 feet; thence turn an angle of 88 degrees 22 minutes to the right and run a distance of 191.66 feet to the point of beginning; thence continue in the same direction a distance of 200.00 feet; thence turn an angle of 91 degrees 17 minutes to the right and run a distance of 10.00 feet; thence turn an angle of 88 degrees 43 minutes to the right and run a distance of 200.00 feet; thence turn an angle of 91 degrees 17 minutes to the right and run a distance of 10.00 feet to the point of beginning; situated in the SE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East.

FHA/VA/CONV  
Legal Description Exhibit A  
2C404-XX (04/03)(d)



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