20051109000585710 1/2 $16.50
Shelby Cnty Judge of Probate,AL
11/09/2005 10:24:46AM FILED/CERT

This Instrument Was Prepared By:
John or Jim Holliman
2491 Pelham Pkwy
Pelham, Al 35124

Shelby County, AL 11/09/2005
State of Alabama

Deed Tax:$2.50

$137,500.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 ($10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged,Jason C. Simmons and Heather M. Simmons, husband and wife, (hereinafter referred to as GRANTORS),do hereby grant, bargain, sell and convey unto Robert Jason Richardson, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 1, Block 4, according to Amended Map of Plantation South, First Sector as recorded in Map Book 7, Page 173, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

$135,375.00 was paid from first mortgage recorded herewith.

Grantee's address:

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE,his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as

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aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 4th day of November, 2005.

Jason C. Simmons

Heather M. Simmons

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jason C. Simmons and Heather M. Simmons, husband and wife, 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 the 4th day of November, 2005.

Notary Public

My Commission Expires:
08/29/06