

This Instrument Prepared By:

MICHAEL W. LINDSEY, ESQ.
2110 DEVEREUX CIRCLE
BIRMINGHAM, AL 35243

SEND TAX NOTICE TO:

CHRISOPHER SIDES
CARI SIDES
2574 MARTHA CIRCLE
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA)


SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00)** and other good and valuable consideration paid by the Grantees herein, the receipt of which is hereby acknowledged, **Wayne Sides and Jean W. Sides, husband and wife** (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto **Christopher Sides and Cari Sides** (herein referred to as "Grantees"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 35, according to the Survey of third Sector, Royal Oaks Subdivision, as recorded in Map Book 8, Page 26 in the Office of the Judge of Probate of Shelby County, Alabama.

A mortgage in the amount of \$ 162,400.00 is being simultaneously recorded herewith.

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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.


20110926000284650 1/2 \$78.00
Shelby Cnty Judge of Probate, AL
09/26/2011 02:04:19 PM FILED/CERT

Shelby County, AL 09/26/2011
State of Alabama
Deed Tax: \$63.00

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the Grantors have hereunto set their hand and seal, this
____ day of ~~September~~, 2010. *jp*
April 18, 2011

Wayne Sides

Wayne Sides

Jean W. Sides

Jean W. Sides


STATE OF ALABAMA)
JEFFERSON COUNTY)
Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Wayne Sides and Jean W. Sides**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily.

Given under my hand and official seal this *18th* day of *April*, *2011*, 2010.

Cathy E. Sweeney

Notary Public


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