

Instrument prepared by

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Bldg. Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Seven Thousand Four Hundred and NO/100 ( 127,400.00) DOLLAR

to the undersigned grantor, Alpine Builders, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto  
James M. Sims and Betty H. Sims , husband and wife

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby, Alabama, to-wit:

Lot 7, according to Third Addition, Riverchase Country Club Residential  
Subdivision, as recorded in Map Book 7, page 53, in the Office of the  
Judge of Probate of Shelby County, Alabama. Situated in Shelby County,  
Alabama.

Subject to ad valorem taxes for the current tax year.

Also subject to easements and restrictions of record.

\$101,900.00 of the purchase price recited above was paid from mortgage loan  
closed simultaneously herewith.

19790727000095610 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/27/1979 12:00:00AM FILED/CERT

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TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Billy H. Goggans 24th July 19 79  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of 19

ATTEST: Alpine Builders, Inc.

STATE OF ALA. SHELBY CO.  
JULY 27 1979

Secretary

By Billy H. Goggans

President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned,  
JUDGE OF PROBATE

State, hereby certify that Billy H. Goggans  
whose name as President of Alpine Builders, Inc.

a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 24th day of July 19 79

Helen Hayes Richardson  
Notary Public