

This instrument was prepared by

(Name) Lamar Ham

234

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Six Thousand Nine Hundred and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Thompson Metrock and wife, Linda B. Metrock

(herein referred to as grantors) do grant, bargain, sell and convey unto

Dennis W. Sims and Carol E. Sims

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

Shelby County, Alabama to-wit:

Lot 13, in Block 3, according to the Survey of Cahaba Valley Estates, Sixth Sector, as recorded in Map Book 6, page 25 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, building setback lines, mineral and mining rights and rights of way of record.

\$ 73,050.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously 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 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 grantees 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 27th day of September, 1984

WITNESS: I CERTIFY THIS INSTRUMENT TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE OFFICE OF THE JUDGE OF PROBATE OF THE COUNTY OF Jefferson STATE OF Alabama ON 1984 OCT -3 PM 12:13

deed tax - 4.00
2.00
1.00
7.50

James Thompson Metrock (Seal)
James Thompson Metrock

Linda B. Metrock (Seal)
Linda B. Metrock

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Thompson Metrock and wife, Linda B. Metrock 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 27th day of September, A.D., 1984

LAMAR HAM
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

[Signature]
Notary Public.
My Commission Expires November 9, 1985