

(Name) Dan T. Sims

(Address) 2363 Rocky Ridge Road
Birmingham, Alabama 35216

1057

This instrument was prepared by

(Name) H. Hampton Boles
Balch Bingham Baker Ward Smith Bowman & Thagard
(Address) P. O. Box 306, Birmingham, Alabama 35201

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100-----DOLLARS,
(\$10.00) and other good and valuable consideration,
to the undersigned grantor, Chambers, King & Meade, Inc. a corporation,
in hand paid by Dan T. Sims

the receipt of which is hereby acknowledged, the said Chambers, King & Meade, Inc.

does by these presents, grant, bargain, sell and convey unto the said Dan T. Sims

the following described real estate, situated in Shelby County

LEGAL

(SEE REVERSE SIDE FOR DESCRIPTION)

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TO HAVE AND TO HOLD, To the said Dan T. Sims, his

heirs and assigns forever.

And said Chambers, King & Meade, Inc.
and assigns, covenant with said Dan T. Sims, his

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Dan T. Sims, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Chambers, King & Meade, Inc.

by its

Vice President, Thomas L. Murphy, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 26 day of December, 19 84.

ATTEST:

CHAMBERS, KING & MEADE, INC.

By Thomas L. Murphy Vice President

Secretary

STATE OF ALABAMA

COUNTY OF _____

I, Pamela H. Akin, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Murphy, whose name as Vice President of Chambers, King & Meade, 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 all authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 26 day of December

Central Bank of the South

MY COMMISSION EXPIRES MAY 15, 1987.

Pamela H. Akin
Notary Public

LEGAL DESCRIPTION

Lot 73, according to the map and survey of Meadow Brook, 11th Sector, as recorded in Map Book 9, Pages 6 A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

Subject to:

1. The lien of all taxes for the year 1985, and thereafter. (Unit # DC-0092082, Par. #10-1-12-0-001-1)
2. Restrictions and conditions as shown by recorded plat.
3. Restrictions as recorded in Misc. Volume 57, Page 23, in the said Probate Office.
4. Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 32, Page 306, in the said Probate Office.
5. Building line and easements as shown by recorded plat.
6. Right of way to Alabama Power Company as recorded in Real Volume 1, Page 344, in the said Probate Office.
7. Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 57, Page 711, in the said Probate Office.
8. Agreement with regards to underground residential utility distribution with Alabama Power Company as recorded in Misc. Volume 57, Page 708, in the Probate Office of Shelby County, Alabama.

RECORDING FEES

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JAN 21 AM 9:42

Thomas C. Henderson, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$	
Deed Tax		<u>23.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL		<u>\$ 29.00</u>

Dan T. Sims

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Office of the Judge of Probate:

Chambers, King & Meade, Inc.
TO

Recording Fee \$.....
Deed Tax \$.....

THIS FORM FROM

Lawyers Title Insurance Corporation

TITLE INSURANCE
BIRMINGHAM, ALABAMA

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