



JEFFERSON TITLE CORPORATION

This instrument was prepared by

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(Name) Courtney H. Mason Jr.
 (Address) P.O. Box 360187
Birmingham, Alabama 35236-0187

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Three Hundred Seventy Six and NO/100ths (\$7,376.00) DOLLARS
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Stephen E. Sims and wife, Pamela J. Sims

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

Norman S. Sjodin and wife, Kathy Sjodin

(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 52, according to the survey of Eagle Wood Estates, First Sector, as
 recorded in Map Book 7, Page 45, in the Probate Office of Shelby
 County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
 limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise
 to pay that certain mortgage to Molton, Allen & Williams as recorded in Mortgage
 Book 403 Page 907 and assigned to Molton, Allen & William, LTD. in Misc.
 Book 46 Page 29 then assigned to First Atlanta Mortgage Corporation dated
 August 24, 1982 in Misc. Book 46 Page 631 to be paid and satisfied or the same
 will remain as an exception on the final policy, in the Probate Office of
 Shelby County, Alabama, according to the terms and conditions of said mortgage
 and the indebtedness thereby secured.

Grantees' Address: 1317 Yellowleaf Circle
 Maylene Alabama 35114

\$7,571.00 of the above-recited purchase price was paid from a mortgage loan
 closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 13thday of September, 1985

WITNESS: I, Shelby County
 I, Shelby County
 I, Shelby County

1985 SEP 16 AM 9:14

Rec 2.50
Ind 1.00
400

(Seal)

(Seal)

(Seal)

Stephen E. Sims
Pamela J. Sims

Stephen E. Sims

Pamela J. Sims

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Stephen E. Sims and wife, Pamela J. Sims
 whose name 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 13th day of September, A.D., 1985