

SEND TAX NOTICE TO:

(Name) Mark N. Sims and Margaret S. Sims
311 Mardis Lane
 (Address) Montevallo, AL 35115
#23-6-23-1-001-055

This instrument was prepared by

1467

(Name) Gene W. Gray, Jr.
2100 16th Avenue, South
 (Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Four Thousand Two Hundred and no/100 DOLLARS

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

Ronald K. Boyington and wife, Michele M. Boyington

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

Mark N. Sims and Margaret S. 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 14, Block 5, according to the Survey of Green Valley, 2nd Sector, as recorded in Map Book 6, Page 21 in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1986 which are not due until October 1, 1986.

Existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$53,145.00 of the consideration was paid from the proceeds of a mortgage loan.

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

day of July 11, 1986

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 JUL 18 AM 10:01
 1986

Ronald K. Boyington (Seal)
 Ronald K. Boyington

Michele M. Boyington (Seal)
 Michele M. Boyington

STATE OF ALABAMA
Jefferson COUNTY

I, Gene W. Gray, Jr.

hereby certify that Ronald K. Boyington and Michele M. Boyington a Notary Public in and for said County, in said State, whose names 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 11th day of July, A. D., 1986

Land Title

BOOK 081 PAGE 563