

Send Tax Notice To:
 William C. Sims
 5212 Meadow Garden Lane
 Birmingham, AL 35243

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
 2100 16th Avenue, South
 Birmingham, Alabama 35205

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
 COUNTY OF SHELBY)

That in consideration of TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$23,500.00) and the assumption of the hereinafter described mortgage, to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, HARRY KRIEGER BISHOP AND WIFE ELIZABETH H. BISHOP, (herein referred to as Grantor) do grant, bargain, sell and convey unto WILLIAM C. SIMS AND MARYANNE M. SIMS (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 4, in Block 2, according to the map and survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, Pages 19 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

154 PAGE 224

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

As part of the consideration herein, the grantee agrees to assume and pay the unpaid balance of that certain mortgage to Alliance Mortgage Company, recorded in Book 87, page 10.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seal, this 24th day of September, 1987.

Harry Krieger Bishop
 Harry Krieger Bishop

Elizabeth H. Bishop
 Elizabeth H. Bishop

✓ Corley

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that HARRY KRIEGER BISHOP AND WIFE ELIZABETH H. BISHOP, 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 date the same bears date.

Given under my hand and official seal, this the 24th day of September, 1987.


Notary Public

My Commission Expires: 11/20/88

BOOK 154 PAGE 225

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

1987 OCT -6 PM 2:57


JUDGE OF PROBATE

1. Deed Tax	\$ <u>23.50</u>
2. Mig. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>29.50</u>