

SEND TAX NOTICE TO:

(Name) Glenn R. Laminack

This instrument was prepared by

(Address) Route 2, Box 146
Calera, AL 35040

(Name) Dale Corley

(Address) 2100 Sixteenth Avenue, South

FM No. ATC 27 Rev. 5/82

FM NO. AIC 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 Thirty-Three Thousand Five Hundred and no/100----- DOLLARS

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

Annie M. Sims, an unmarried woman

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

Glenn R. Laminack and wife, Jean M. Laminack

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

Shelby

County, Alabama to-wit:

See attached Exhibit "A" for legal description.

Subject to current taxes, easements and restrictions of record.

\$26,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Annie M. Sims is the surviving grantee of that certain deed recorded in Deed Book 189, Page 484, in the Probate Office of Shelby County, Alabama; the other grantee, J. W. Sims, having died on or about the 14th day of OCTOBER, 1971.

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, I have hereunto set my hand(s) and seal(s), this

day of September, 1987.

WITNESS:

(Seal)

{Seal}

{Seal}

x Annie M Sims
Annie M. Sims

(Seal)

(Seal)

(Seal)

Illinois
STATE OF ~~ILLINOIS~~

Peoria

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Annie M. Sims, an unmarried woman
whose name 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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29th day of September A.D., 1987

Orley Marcus

September _____ A. D.,
Douglas D. Ivers
 Mayor

Master Public

EXHIBIT "A"

A parcel of land in the SW¼ of the SW¼ of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of Lot 2, of Farris Estates, as recorded in Map Book 4 Page 13 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 21 deg. 40 min. East a distance of 217.1 feet; thence run North 70 deg. 05 min. East a distance of 100.0 feet; thence run North 20 deg. 03 min. West a distance of 226.1 feet to an iron pin on the South right of way of Alabama No. 25; thence run South 65 deg. 20 min. West a distance of 106.5 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 157 PAGE 959

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 NOV -3 AM 8:16
Thomas A. Snowden
JUDGE OF PROBATE

1. Deed Tax	\$ 7.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	13.00