

This instrument was prepared by

(Name) Dale Corley

(Address) 2100 SouthBridge Parkway

Send Tax Notice To: Paul O. Goodwine
name
Rt. 2, Box 225
address Maylene, AL 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of One Hundred Five Thousand and no/100 DOLLARS

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

Walter C. Sims and wife, Patricia M. Sims
(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul O. Goodwine and Joan A. Goodwine
(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.

\$105,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 208 PAGE 788

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 6th day of September, 19 88

WITNESS:

Patricia Sims (Seal) X
Robert Sims (Seal) X
Steven C. Koback (Seal) X

Walter C. Sims (Seal)
Patricia M. Sims (Seal)

STATE OF ~~ALABAMA~~ Mississippi
Hinds COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter C. Sims and wife, Patricia M. Sims whose name s 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 6th day of September, A. D., 19 88

Nancy Birbs
My Commission Expires May 13, 1990
Notary Public.

Begin at the Southwest corner of the Southwest quarter of the Southeast quarter of Section 4, Township 21 South, Range 3 West; thence northerly along the west boundary of said 1/4-1/4 section 733.90 feet; thence right 65 deg. 27 min. 45 sec. in a northeasterly direction 575.29 feet, more or less, to the northeast corner of Lot 6, Woodland Hills Subdivision (Map Book 5, Page 90, Shelby County Probate Office), said point being the point of beginning; thence right 53 deg. 31 min. 30 sec. in a southeasterly direction along the north boundaries of said Woodland Hills Subdivision and Woodland Hills, First Phase, Third Sector (Map Book 6, page 7, Shelby County Probate Office) and a projection thereof 400.00 feet; thence left 104 deg. 31 min. in a northeasterly direction 405.00 feet; thence left 75 deg. 29 min. in a northwesterly direction 400.00 feet; thence left 104 deg. 31 min. in a southwesterly direction 405.00 feet to the point of beginning. ALSO a 30.00 feet right of way of the north side of Lots 1 through 6, inclusive, of said Woodland Hills Subdivision extended from the northwest side of above described property to the southeast boundary of Shelby County Highway 17; being situated in Shelby County, Alabama.

BOOK 208 PAGE 789

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

88 OCT 11 PM 4:11

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ —

2. Mtg. Tax —

3. Recording Fee 500

4. Indexing Fee 100

TOTAL

600

5.00
1.00
6.00

no tax