

1460

This instrument was prepared by

Send tax notice to:

(Name) William H. Halbrooks  
704 Independence Plaza  
(Address) Birmingham, AL 35209

Paul Simms and Alicia W. Simms  
1048 Independence Court  
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Nine Thousand Seven Hundred Eighty-Five and 00/100-----Dollars

to the undersigned grantor, Classic American Homes, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Paul Simms and Alicia W. Simms

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby county to wit:

Lot 59, according to the Survey of Autumn Ridge as recorded in Map Book 12,  
pages 4, 5, and 6 in the Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.

\$89,800.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

Subject to current taxes, easements and restrictions of record.

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1. Deed Tax	\$ 10.00
2. Notary Fee	\$ 2.50
3. Recording Fee	\$ 3.00
4. Stamp Fee	\$ 1.00
5. Notary Seal	\$ 1.00
6. Notary Stamp Fee	\$ 1.00
Total	\$ 16.50

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of January 1990

ATTEST:

Classic American Homes, Inc.

By

John W. Brock

President

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

STATE OF Alabama  
COUNTY OF Jefferson

90 JAN 19 PM 3:06

I, the undersigned, John W. Brock, Notary Public,  
State, hereby certify that  
whose name as President of Classic American Homes, Inc.  
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 12th day of January 1990

William H. Halbrooks  
Notary Public