

SEND TAX NOTICE TO: Mr./Mrs. Richard Sims
912 Coral Circle
Alabaster, AL 35007

This instrument was prepared by

Thomas L. Foster

(Name) Attorney at Law

(Address) 1201 North 19th Street

Birmingham, Alabama 35234

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 --Seventy Five Thousand, Nine Hundred & No/100-----

to the undersigned grantor, The Mitchell Company, An Alabama General Partnership a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Richard Alan Sims and Debra H. Sims

(herein referred to as GRANTEES) 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, Alabama To Wit:

Lot 41, of Block 2 of Bermuda Lake Estates, 2nd Sector, according to the Amended
Survey of Bermuda Lake Estates, 2nd Sector, as recorded in Map Book 10, Page 88,
in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way,
limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$77,382.00 of the consideration recited above was paid from a mortgage loan closed
simultaneously herewith.

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NO TAX COLLECTED	
1	
2	
3	7.50
4	3.80
5	1.00
6	1.00
Total	7.50

TO HAVE AND TO HOLD, To the said GRANTEES 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
GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Asst. Vice President, Oscar L. Cleveland
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of September 1990
ATTEST: THE MITCHELL COMPANY, AN ALABAMA GENERAL
PARTNERSHIP, BY ARMA Development CORPORATION,
ITS GENERAL PARTNER

By Oscar L. Cleveland ASST. President

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

STATE OF ALABAMA
COUNTY OF JEFFERSON

90 OCT -3 AM 9:13

I, the undersigned

JUDGE OF PROBATE

a Notary Public in and for said County in said

State, hereby certify that Oscar L. Cleveland whose name as Asst. Vice Pres of Arma Development
Corporation as General Partner of The Mitchell Company, an Alabama General Partnership
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,

Given under my hand and official seal, this the 28th day of September 19 90

Notary Public

*** By Arma Development Corporation, its General Partner