

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and division of property

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Kenneth Simons, Kenneth Simons, II, Catherine Simons and Mary Rebecca Simons
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Hassie Sims all our undivided interest in and to
(herein referred to as grantee, whether one or more) the following described real estate, situated in
Shelby County, Alabama, to-wit:

Tract No. 9

Commence at the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 East; thence run North 0 deg. 4 min. 10 sec. West 1157.55 feet; thence run South 61 deg. 40 min. 32 sec. East 730.18 feet to the point of beginning; thence run North 27 deg. 45 min. 51 sec. East 585.15 feet; thence run North 89 deg. 16 min. 07 sec. East 136.21 feet; thence run South 61 deg. 28 min. 36 sec. East 228.06 feet; thence run South 23 deg. 14 min. 45 sec. West 206.23 feet; thence North 84 deg. 41 min. 05 sec. West and run 262.0 feet; thence run South 4 deg. 32 min. 23 sec. East 394.0 feet; thence North 64 deg. 19 min. 49 sec. West and run 94.30 feet; thence North 25 deg. 40 min. 11 sec. East and run 150.00 feet; thence North 64 deg. 19 min. 49 sec. West and run 100.0 feet; thence South 25 deg. 40 min. 11 sec. West and run 149.92 feet to the P.C. of a curve to the right having a central angle of 2 deg. 14 min. 06 sec. and a radius of 3544.59 feet; thence continue along the arc of said curve 138.28 feet to the point of beginning. Containing 3.5 acres.

The above described property is not part of Grantors' homestead.

The above grantors constitute all the heirs at law and next of kin of Velma Simons, deceased.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of May, 19 90.

Kenneth Simons

(SEAL)

Catherine Simons (SEAL)

Kenneth Simons, II

(SEAL)

Mary Rebecca Simons (SEAL)

(SEAL)

STATE OF South Carolina
Lexington COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned authority
in said State, hereby certify that Kenneth Simons, II.

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 7th day of May, 19 90

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth Simons

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of

May June, 19 90.



William R. Justice
Notary Public

My Commission Expires: 9-11-91

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Rebecca Simons

whose name(s) 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 1st day of

May June, 19 90.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 JAN 16 PM 2:55

William R. Justice
Notary Public

My Commission Expires: 9-11-91

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth Simons, whose name is signed as Conservator of Catherine Simons, a Minor

~~whose name(s) xxxxxxxxxxxxxxxx~~ 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, in his capacity as such Conservator executed the same voluntarily on the day the same bears date. and under authority of the Probate Court of Shelby County, Alabama, in the case of the Estate of Catherine Simons on the day the same bears date.

Given under my hand and official seal this 1st day of

June, 19 90.

1. Deed Tax \$ 200
2. Map Tax \$
3. Filing Fee \$ 500
4. Indexing Fee \$ 500
5. Notary Fee \$
6. Certified Fee \$ 120
Total \$ 1300

William R. Justice
Notary Public

My Commission Expires: 9-11-91