

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of SEVENTY SEVEN THOUSAND and no/100's DOLLARS (\$77,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, WE, RONALD C. ALEXANDER and SHEILA M. ALEXANDER his wife, (herein referred to as grantors) do grant, bargain, sell and convey unto WALTER C. SIMS and PATRICIA M. SIMS (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 2, according to the survey of Navajo Hills, 5th Sector as recorded in Map Book 5, page 128 in the office of the Judge of Probate of Shelby County, Alabama.

\$75,566.00 of the purchase price is from a first mortgage given simultaneously.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted.

And we do for ourselves and for my our, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 our hand(s) and seal(s) this 30th day of SEPTEMBER 1991.

Ronald C. Alexander
RONALD C. ALEXANDER

Sheila M. Alexander
SHEILA M. ALEXANDER

State of Alabama
Jefferson County

I, MARK E. TIPPINS a Notary Public in and for said County, in said State, hereby certify that RONALD C. ALEXANDER and SHEILA M. ALEXANDER whose names 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 30th day of SEPTEMBER 1991.

Notary Public:

Mark E. Tippins

Prepared by: Mark E. Tippins 14 Office Park Circle #105
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: Walter C. Sims 1430 Arrowhead Trail
Alabaster, Alabama 35007.

✓ Mark Tippins

1. Deed Tax	\$1.50
2. Mfg. Tax	\$3.50
3. Recording Fee	\$3.00
4. Indexing Fee	\$1.00
5. No Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$11.00

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OFFICE OF PROBATE