

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) to the undersigned Grantor, United Companies Lending Corporation, a Louisiana Corporation, in hand paid by John Sims, Jr. and Angelina Sims, the receipt whereof is hereby acknowledged, has granted, bargained, and sold by these presents, does hereby grant, bargain, sell and convey unto John Sims, Jr. and Angelina Sims, hereinafter called the Grantees, the following described property situated in Shelby County, Alabama, to-wit:

Lot 39, Block 8, according to the Amended Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 51, in the Probate Office of Shelby County, Alabama.

A Purchase Money Mortgage to United Companies Lending Corporation for \$188,900.00 is recorded simultaneously herewith.

"Less and Except all oil, gas, mineral and any subsurface rights to an in the above described property".

Grantor does not guarantee discrepancies, conflicts in boundary lines, encroachments, easements, variations in area or content. Property is being purchased from the Grantor "AS IS".

The property conveyed herein is conveyed subject to outstanding rights of redemption of any and all parties which have the right to redeem under the laws of Alabama. Subject to all easements and restrictions of record and advalorem taxes not due or payable on the date hereof.

To Have and to Hold, the aforegranted property together with all singular, the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees, and its purchasers or assigns, Grantor hereby covenants with the said Grantees and its purchasers or assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are seized in fee simple of the aforementioned premises; that they are free from all encumbrances; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantor will warranty and defend the premises to the said Grantees and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these premises to be signed by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of December, 1992.

UNITED COMPANIES LENDING
CORPORATION

By: [Signature]

Frank W. Foote Vice President

ATTEST:

[Signature]

Asst. SECRETARY Pamela H. Welch

Inst # 1992-30107

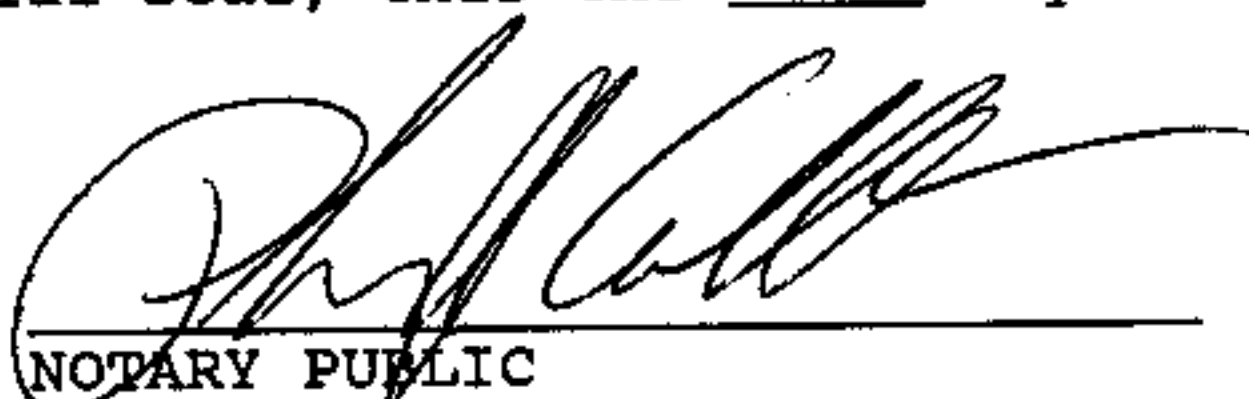
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01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCB 10.00

Central A.L. Title

STATE OF LOUISIANA
EAST BATON ROUGE PARISH

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Frank W. Foote, whose name as Vice President of United Companies Lending 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 this 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 14th day of December, 1992.



NOTARY PUBLIC

Instrument prepared by:
Mark A. Pickens, Attorney at Law
Post Office Box 59372
Birmingham, Alabama 35259

My commission expires: at death
Grantee's address:
5457 Woodford Drive
Birmingham, Alabama 35242

ref: 92-0521
addition ref: 90-0551

Inst # 1992-30107
12/15/1992-30107
01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00