

This instrument was prepared by  
(Name) Anthony D. Snable, Attorney  
(Address) 2700 Highway 280 South, Suite 101  
Birmingham, AL 35223

Send Tax Notice To: Billy R. Sims  
name  
Rt. 1, Box 405-C  
address  
Vincent, AL 35178

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Four Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Dona Carol Grier, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Billy R. Sims and Glenda 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 8, Block 4, according to the Survey of Pinehill Subdivision, as recorded in  
Plat Book 4, page 45, in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

Subject to:

- 1. Advalorem taxes for the current tax year 1993.
- 2. Easements, conditions, restrictions and reservations of record

Inst # 1993-04836

02/19/1993-04836  
08:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 51.00

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 5th  
day of February, 1993.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Dona Carol Grier (Seal)  
Dona Carol Grier  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dona Carol Grier, an unmarried woman whose name 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 5th day of February A. D., 1993

Anthony D. Snable  
Notary Public.  
My Commission Expires: 10-21-95