

K93-943

This instrument prepared by:
PADEN & HARRIS
100 CONCOURSE PARKWAY, SUITE 130
BIRMINGHAM, AL 35244

Send Tax Notice To:
VINCENT R. SIMMONS
113 KENTWOOD LANE
ALABASTER, ALABAMA 35007

R93-943

WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Twenty-Nine Thousand Nine Hundred and 00/100'S *** (\$129900.00) Dollars** to the undersigned Grantor(s) (whether one or more), in hand paid by the Grantees, the receipt whereof is acknowledged, I or we, **RICKY DOUGLAS, D/B/A DOUGLAS BUILDERS** (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **VINCENT R. SIMMONS and ROSALIND Y. SIMMONS** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Inst # 1993-34606

Lot 21, according to the Survey of KENTWOOD, as recorded in Map Book 16, page 109, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1993-34606

11/03/1993-34606
02:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 12.00


SUBJECT TO:

1. Taxes for 1994 are a lien, but not due and payable until October 1, 1994.
2. Building setback line of 30 feet reserved from Kentwood Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 feet on the Southerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1992-26650 and Instrument #1992-22254 in Probate Office.
5. Easement(s) to Alabaster Water & Gas Board as shown by instrument recorded as Instrument #1992-18725 in Probate Office.

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 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 stated above; that I (we) have a good right to sell and convey the same 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 (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of October, 1993.

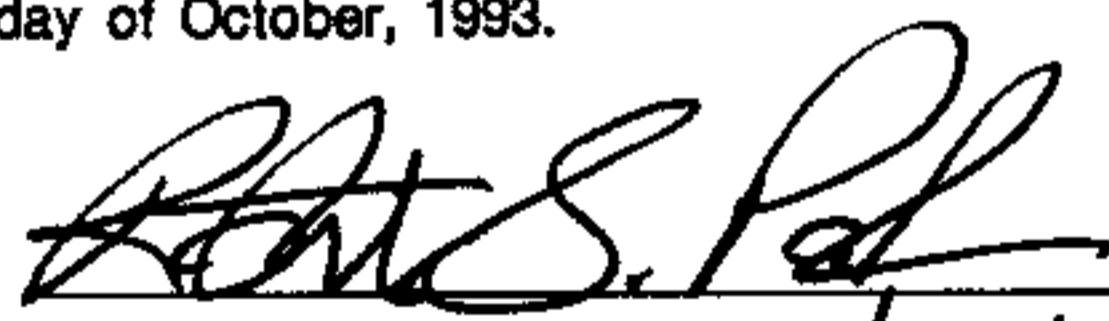


RICKY DOUGLAS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that **RICKY DOUGLAS**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 1993.



NOTARY PUBLIC
My commission expires: 7/16/94

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