

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

PAUL S. SIMMONS
125 CHESHIRE LANE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETY FIVE THOUSAND FOUR HUNDRED and 00/100 (\$195,400.00) DOLLARS to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto PAUL S. SIMMONS and SHERRON L. SIMMONS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 19, ACCORDING TO THE SURVEY OF CHESHIRE SUBDIVISION, AS RECORDED IN MAP BOOK 16 PAGE 93 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitute a lien but are not due and payable until October 1, 1994.
2. Building setback line of 40 feet reserved from Cheshire Lane as shown by plat.
3. Public utility easements as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1992-27996 and Map Book 16 page 93 in Probate Office.

\$185,630.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

05/04/1994-14468
09:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WCD 22.00

Inst # 1994-14468

IN WITNESS WHEREOF, the said GRANTOR, ROY MARTIN CONSTRUCTION, INC., AN ALABAMA CORPORATION, by its PRESIDENT, ROY L. MARTIN who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 27th day of April, 1994.

ROY MARTIN CONSTRUCTION, INC.

By: *Roy L. Martin*
ROY L. MARTIN, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROY L. MARTIN, whose name as PRESIDENT of ROY MARTIN CONSTRUCTION, INC., a 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 the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 27 day of April, 1994.

Notary Public
Notary Public

My commission expires:

7/16/94

Inst # 1994-14468

03/04/1994-14468
09:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 22.00