

This instrument was prepared by

Send Tax Notice To: WILLIAM R. SIMMS

(Name) Holliman, Shockley & Kelly  
2491 Pelham Parkway  
(Address) Pelham, AL 35124

name  
940 Lake Circle  
address  
Hoover, Alabama 35244

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four Hundred Seventeen Thousand Dollars and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

HARRIET GOGGANS AND HUSBAND, BILLY H. GOGGANS  
(herein referred to as grantors) do grant, bargain, sell and convey unto

WILLIAM R. SIMMS and wife, DEBORAH J. SIMMS  
(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 42, according to the survey of South Lake Cove, as recorded in Map Book 12  
page 98 in the Probate Office of Shelby County, Alabama; being situated in  
Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,  
(2) Easements, restrictions, reservations, rights-of-way,  
limitations, covenants and conditions of record, if any.  
(3) Mineral and mining rights, if any.

\$ 330,000.00 of the purchase price is being paid by the  
proceeds of a first mortgage loan executed and recorded  
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 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, WE have hereunto set OUR hand (and seal(s)), this 15th  
day of December, 19 94.

WITNESS:

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

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

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

Harriet Goggans (Seal)  
HARRIET GOGGANS

Billy H. Goggans (Seal)  
BILLY H. GOGGANS

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that HARRIET GOGGANS AND HUSBAND, BILLY H. GOGGANS  
whose name s 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 15th day of December A. D., 1994

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 12, 1997  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public.

Inst # 1994-37014

12/21/1994-37014  
08:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
95.50  
001 MCD

1994-37014