

This instrument was prepared by  
(Name) Holliman, Shockley & Kelly  
2491 Pelham Parkway  
(Address) Pelham, AL 35124

Send Tax Notice To: ROBERT D. FREEMAN AND NANCY F. FREEMAN  
name  
6141 Valley Station Drive  
address  
Pelham, Alabama 35124

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 One Hundred Sixty-Three Thousand Five Hundred Dollars and no/100--DOLLARS

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

WILLIAM R. SIMMS AND WIFE, DEBORAH J. SIMMS  
(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT D. FREEMAN AND WIFE, NANCY F. FREEMAN  
(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 50, according to the Survey of Quail Run, Phase 3, as recorded in Map Book 7 page 159 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.

\$ 130,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-37016

12/21/1994-37016  
08:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 41.00

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 I (we) 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(s) and seal(s), this 15th day of December, 19 94.

WITNESS:  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

William R. Simms (Seal)  
WILLIAM R. SIMMS  
Deborah J. Simms (Seal)  
DEBORAH J. SIMMS

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 WILLIAM R. SIMMS and wife, DEBORAH J. SIMMS whose name s are 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., 19 94

James A. Holliman  
Notary Public.  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 12, 1997.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1994-37016