

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

Inst # 1995-07337

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other good and valuable consideration to the undersigned, **Jerry W. Sims**, a single man, herein referred to as Grantor, in hand paid by **Gwendolyn A. Sims**, a single woman, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Talladega County, Alabama, to-wit:

Commence at the NE corner of NE 1/4 of SE 1/4, Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence Westerly along the North line of said 1/4-1/4 section 461.22 feet to a point; thence 116 deg. 0 min. left 143.4 feet to a point, said point being the point of beginning of the property herein described; thence turn 88 deg. 30 min. to the right and run a distance of 210 feet to a point on the Northeast right-of-way line of Shelby County Highway No. 79; thence turn an angle of 88 deg. 30 min. to the left and run in a Southeasterly direction along the right-of-way of said County Highway No. 79 a distance of 210 feet to a point; thence turn an angle of 90 deg. 30 min. left and run a distance of 210 feet to a point; thence turn an angle of 88 deg. 30 min. to the left and run a distance of 210 feet to the point of beginning. Containing one acre, and being situated in the NE1/4 of SE1/4 of said Section 3, Township 20 South, Range 2 East, Shelby County, Alabama.

Subject to any easements, restrictions, or right of ways of record.

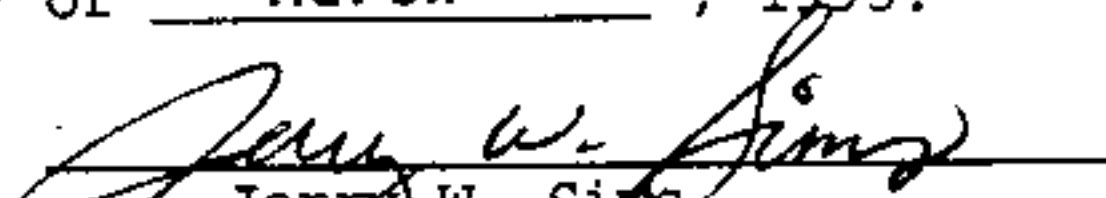
This deed is executed pursuant to a divorce decree between the above mentioned parties.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for herself and for her heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set her hand and seal this the 15th day of March, 1995.


Jerry W. Sims

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, **Jerry W. Sims**, a single man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of March, 1995.

NOTARY PUBLIC
My Commission Expires: 1/6/97

This document prepared by:
A. Bruce Graham
Attorney-at-Law
803 3rd St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044
Please Send Tax Notice To:
Gwendolyn A. Sims
537 SunValley Road
Harpersville, Alabama 35078

Inst # 1995-07337

03/21/1995-07337
03:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00