

This instrument was prepared by:
Mary Lynn Campisi
3017 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Robert N. Sims
228 Windchase Drive
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY)

That in consideration of TWO HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100-----(\$247,250.00) Dollars to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **DKM ENTERPRISES, INC., an Alabama corporation** (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **ROBERT N. SIMS AND LORI B. SIMS**, (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 48, according to the survey of Windchase, Givianpour's Addition, to Meadow Brook, as recorded in Map Book 18 page 55 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$185,400.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a lien but not due and payable until October 1, 1995.

Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, DKM ENTERPRISES, INC., an Alabama corporation by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21ST of JULY, 1995.

DKM ENTERPRISES, INC.,
an Alabama corporation

By: W. Brian Doyle, President

Inst # 1995-19401

07/24/1995-19401
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 73.00

Inst # 1995-19401

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. Brian Doyle whose name as President of DKM ENTERPRISES, INC., an Alabama 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 as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21ST day of July, 1995.


Notary Public: Mary Lynn Campisi
My Commission Expires: 6/16/99

Inst # 1995-19401

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SHELBY COUNTY JUDGE OF PROBATE
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