

SEND TAX NOTICE TO:

(Name) Jeremy Dewayne Sims
1720 Klein Road
(Address) Harpersville, AL 35078

This instrument was prepared by

(Name).....WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address).....COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY.....COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00) ----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

R. W. Sims and wife, Lillie Mae Sims

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jeremy Dewayne Sims

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land located in that part of the SW 1/4 of the SE 1/4 of Section 12, Township 20, Range 2 East, situated South of Alabama Highway Number 76, and East of the East line of the Alabama Power Company's 100 foot right-of-way line, said parcel being more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 20, Range 2 East, thence run North along the East line of said 1/4-1/4 Section a distance of 146 feet to the point of beginning of the parcel of land herein conveyed; thence continue running North along the East line of said 1/4-1/4 Section a distance of 115 feet to a point; thence run in a Westerly direction parallel to the South line of said 1/4-1/4 section a distance of 156 feet to a point; thence run in a Southerly direction parallel to the East line of said 1/4-1/4 Section a distance of 115 feet to a point; thence run in an Easterly direction parallel with the South line of said 1/4-1/4 Section a distance of 156 feet to the point of beginning.

08/16/1995-22507
03:25 PM CERTIFIED

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SHELBY COUNTY JUDGE OF PROBATE
JULY 11 1995

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 warrant (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 15th
day of August, 1995.

.....(Seal)

.....(Seal)

.....(Seal)

R. W. Sims.....(Seal)
R. W. Sims

Lillie Mae Sims.....(Seal)
Lillie Mae Sims

.....(Seal)

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 R. W. Sims and wife, Lillie Mae Sims 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 August, A. D., 19 95

Lawrence M. Fowler Jr.
Notary Public.

Inst # 1995-22507