

(Name) Mr. Michael E. West
111 Civic Rd.
(Address) W. Knoxville AL 35894

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P O Box 822, Columbiana, AL 35051
(Address)

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIFTY NINE THOUSAND AND NO/100----- (\$59,000.00) **DOLLARS**

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

LEROY A. SIMI and wife, KAREN L. SIMI,

(herein referred to as grantors) do grant, bargain, sell and convey unto
MICHAEL E. WEST and wife, SANDRA A. WEST,

(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 6, according to the Second Addition to Parker's Subdivision, as recorded in Map Book 7, Page 107, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$56,050.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1995-36737

12/22/1995-36737
12:59 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

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(s) and seal(s), this 21st day of December, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Leroy A. Simi (Seal)
Leroy A. Simi
Karen L. Simi (Seal)
Karen L. Simi (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leroy A. Simi and wife, Karen L. Simi, whose names 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 21st day of December, A. D., 19 95

[Signature]
Notary Public
My Commission Expires: 10/16/96

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