

SEND TAX NOTICE TO:

This instrument prepared by:
Melissa Kessler Smith
2700 Hwy 280, Suite 60
Birmingham, AL 35223

(Name) Donald B. Simmons
(Address) 117 Royal Chase Drive
Pelham, Alabama 35124

Warranty Deed
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ TWO HUNDRED TWENTY THOUSAND AND NO/100-----
----- DOLLARS (\$220,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
H. Walker and Associates, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto Donald B. Simmons and Angela K. Simmons
Husband and Wife

(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 10, according to the map of Royal Oaks - Sixth Sector, as recorded in Map
Book 18 page 117, in the Probate Office of Shelby County, Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

04/23/1996-13223
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 52.50

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/I have set our/my hand(s) and seal(s), this 19th day of April, 1996.
Signed, sealed and delivered in the presence of:

(Seal) H. Walker and Associates, Inc. (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
H. Walker and Associates, Inc.
whose name(s) 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 19th day of April, A.D., 1996
Melissa Kessler Smith
Notary Public
My Commission Expires: 9/15/97