

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst * 1996-33223

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED & NO/100---- (\$159,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Joseph Kelly Sims, Jr. and wife, Kimberly P. Sims (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Betty G. Bryan (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 171-A, according to a Resurvey of Lots 129 thru 178 Greystone Ridge Garden Homes, as recorded in Map Book 17, page 28, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEE'S ADDRESS: 1119 Berwick Road Birmingham, Alabama 35242

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th day of October, 1996.

Joseph Kelly Sims, Jr. (SEAL)
Joseph Kelly Sims, Jr.
Kimberly P. Sims (SEAL)
Kimberly P. Sims

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Kelly Sims, Jr. and wife, Kimberly P. Sims 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 4th day of October A.D., 1996

Notary Public

COURTNEY H. LEE
MY COMMISSION EXPIRES 3/5/99

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10/07/1996-33223
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 168.50