

This Instrument Prepared By:

Send Tax Notice To:

3512 Old Montgomery Hwy.
Birmingham, Alabama 35209

WARRANTY DEED

Franklin A. Amerson
223 Weatherly Club Drive
Alabaster, AL 35007

THE STATE OF ALABAMA,
Shelby, COUNTY.

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KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred, Twenty Three Thousand & 00/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Gary B. Simmons and Delilah P. Simmons, husband and wife (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL AND CONVEY Franklin A. Amerson & Dorothy B. Amerson, as Joint Tenants With Right of Survivorship (herein referred to as GRANTEE(S)), their heirs and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 4-A, according to the Survey of Weatherly Club Sector 14, as recorded in Map Book 19, page 87, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as herein above provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 21st day of March 1997.

 (L. S.)
Gary B. Simmons
 (L. S.)
Delilah P. Simmons

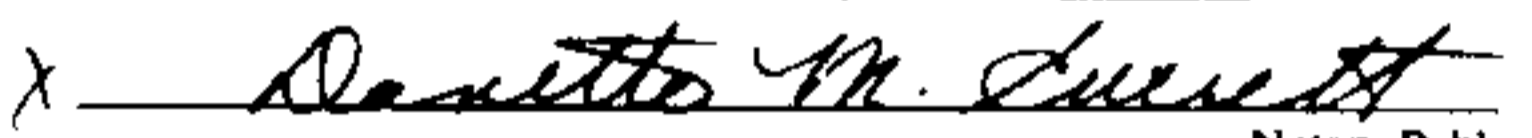
(L. S.)

THE STATE OF ALABAMA,
Shelby, COUNTY.

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I, Danette M. Suenett, a Notary Public in and for said State Tennessee hereby certify that Gary B. Simmons and Delilah P. Simmons, husband and wife 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 March, 1997.


Notary Public

FOR RECORDING ONLY

Inst # 1997-21147

07/07/1997-21147
11:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 231.50

Inst # 1997-21147