

Send tax notice to:
Jeffrey B. Sims & Sara L. Sims
2217 Amberly Woods Terrace
Helena, AL 35080

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty One Thousand Seven Hundred and no/100---Dollars

to the undersigned grantor, Tanglewood Corporation a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Jeffrey B. Sims and wife, Sara L. Sims

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 97, according to the Survey of Amberley Woods, 2nd Sector, as recorded in
Map Book 20, Page 10, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.

\$ 120,445.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-29032

09/09/1997-29032
12:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCC 30.00

TO HAVE AND TO HOLD. To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that in lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its VicePresident, Rebecca B. Harris
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of August 19 97

ATTEST:

Tanglewood Corporation

By *Rebecca B. Harris*
Rebecca B. Harris President

Secretary

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that Rebecca B. Harris
whose name as Vice President of Tanglewood Corporation
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation.

Given under my hand and official seal, this the 28th day of August 19 97

8-29-98
Notary Public

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