

SEND TAX NOTICE TO:

(Name) Patricia Sims and Lloyd Sims
6920 Highway 55
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-LS 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 TEN AND NO/100 (\$10.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

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

Joe Ann Jones and husband, Larry G. Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto

Patricia Sims and husband, Lloyd Sims

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 East; thence run north on the quarter-quarter line for 1080.0 feet; thence left 89°58'35" and parallel with the south quarter-quarter line for 828.0 feet to the point of beginning; thence continue on the same line for 39.0 feet; thence right 89°58'56" for 254.78 feet to the north quarter-quarter line; thence right 90°26'05" and along said quarter-quarter line for 39.0 feet; thence right 89°33'55" for 254.50 feet to the point of beginning. Contains 0.22 acres. Subject to a 16 feet wide easement on the north side.

THIS DEED HAS BEEN EXECUTED FOR CURATIVE PURPOSES.

Inst # 1998-06872

03/02/1998-06872
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 12TH day of FEBRUARY 1998

WITNESS:

Debra J. Ryan (Seal)

Debra J. Ryan (Seal)

(Seal)

STATE OF ~~ALABAMA~~ FLORIDA

OKALOOSA COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe Ann Jones and husband, Larry G. Jones whose name S are signed to the foregoing conveyance, and who are known to me, on this day, that, being informed of the contents of the conveyance they on the day the same bears date.

Given under my hand and official seal this 12TH day of FEBRUARY 1998

day of

Month

Year

GARBLYN A. POOLE
Notary Public - State of Florida
My Comm. Expires June 27, 1998
Commission # CC 2654395

Notary Public

22890-8661 1998-06872