

This is done without
evidence of title insurance..

Send tax notice to: Terry Sims

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty Thousand Dollars and 00/100 (\$20,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Hazel Marie Norriss, by Leslie J. Glass as Power of Attorney for Hazel M. Norriss, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Terry W. Sims, and his wife, Lisa M. Sims, hereinafter called "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:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 8, Township 24, Range 12 East, and being in the Town of Wilton, Alabama, which parcel is more particularly described as follows: Commence at a point on the Eastern side of Church Street, according to a survey and map of the land of G.A. Nabors, as recorded in the office of the Probate Judge of Shelby County, Alabama, in Map Book 3, page 33, (formerly Map Book 1, page 13) which point is 103 feet 10 inches South 35 degrees 10 minutes West from the Northernmost corner of Lot No. 4, Block 1, according to said survey and map, said point of commencement being the NW corner of the original B. B. Curry lot, as shown by deed recorded in Deed Book 50 at page 578, office of Judge of Probate of Shelby County, Alabama; thence continue South 35 degrees 10 minutes West along the Eastern side of Church Street a distance of 114.0 feet to the point of beginning of this parcel; thence continue Southern 35 degrees 10 minutes West along Eastern side of Church Street to the Northernmost corner of Lot No. 7, Block 1, according to said survey and map; thence Southeasterly along the line between Lot No. 6 and Lot No. 7, Block 1, according to said survey and map, and an extension thereof, to the Western right of way of the Southern Railroad, said point being 50 feet from the centerline of the main track of said railroad, measured at right angles thereto; thence North 34 degrees 15 minutes East along the line of said right of way to the SE corner of the parcel heretofore conveyed to the grantees, Syd M. Norriss and wife, Hazel Marie Norriss, as shown by deed recorded in Deed Book 331 page 275 in said Probate Office; thence Northwesterly, along the Southerly or Southwesterly line of said lot as described in said Deed Book 331 page 275 to the point of beginning.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 30 day of March, 1998 at 831 Island Street, Montevallo, Alabama.

GRANTORS

 (L.S.)
As Power of Attorney for Hazel M. Norriss

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Christopher R. Smitherman, a Notary Public for the State at Large, hereby certify that Leslie J. Glass acting as Power of Attorney for Hazel M. Norriss whose name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30 day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 665-4337

Inst # 1998-11682

04/02/1998-11682
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 20.38

Inst # 1998-11682