

Send Tax Notice To:
John B. Sims and Deborah Sims
1119 Henry Drive
Alabaster, Alabama 35007

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF One Hundred Seven Thousand Dollars (\$107,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MICHAEL K. WOCKENFUSS AND WIFE, MARGARET E. WOCKENFUSS** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **JOHN B. SIMS AND WIFE, DEBORAH SIMS** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 30, according to the Survey of Scottsdale, Second Addition, as recorded in Map Book 7, page 118, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due and payable October 1, 1998.
2. Taxes or special assessments which are not shown as existing liens by the public record.
3. Easements, or claims of easements, not shown by public records.
4. Easement and right-of-way granted Alabama Power Company and South Central Bell Telephone Company recorded in Deed Book 318, Page 4 and as shown on recorded map.
5. Right-of-way granted South Central Bell Telephone Company recorded in Deed Book 320, Page 891.
6. Restrictions appearing of record in Misc. Book 29, Page 229.
7. Easement over the 12.5 foot at rear of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
8. 35 foot building restriction line form Henry Drive and Diane Lane as shown on recorded map.
9. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$85600.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

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 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.

09/03/1998-34432
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 33.50

Inst # 1998-34432

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seals, this 27th day of August, 1998.

Margaret E. Wockenfuss
Margaret E. Wockenfuss
Michael K. Wockenfuss by and through Margaret E. Wockenfuss attorney in fact for Michael K. Wockenfuss
Michael K. Wockenfuss
By and through Margaret E. Wockenfuss attorney in fact
for Michael K. Wockenfuss

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Margaret E. Wockenfuss, whose name 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 27th day of August, 1998.

Kimberly Melton
Notary Public
My commission expires: 3-31-99

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Margaret E. Wockenfuss, whose name as Attorney in fact for Michael K. Wockenfuss, 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, she, as such attorney in fact and with full authority, executed the same voluntarily for and as the act of said Michael K. Wockenfuss.

Given under my hand and official seal, this the 27th day of August, 1998.

Kimberly Melton
Notary Public
My Commission Expires: 3-31-99

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