

SEND TAX NOTICES TO:
DONNA D. SIMMONS
3356 SUNNY MEADOWS COURT
BIRMINGHAM, AL 35242

Inst * 1998-43070

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED FORTY SEVEN THOUSAND AND NO/100 DOLLARS to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, JAMES S. DAVIS AND JEAN S. DAVIS, HUSBAND AND WIFE, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto BERNIS A. SIMMONS AND DONNA D. SIMMONS (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 14, according to the Survey of Sunny Meadows, Second Sector, as recorded in Map Book 9, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 1998 and of subsequent years not yet due and payable.

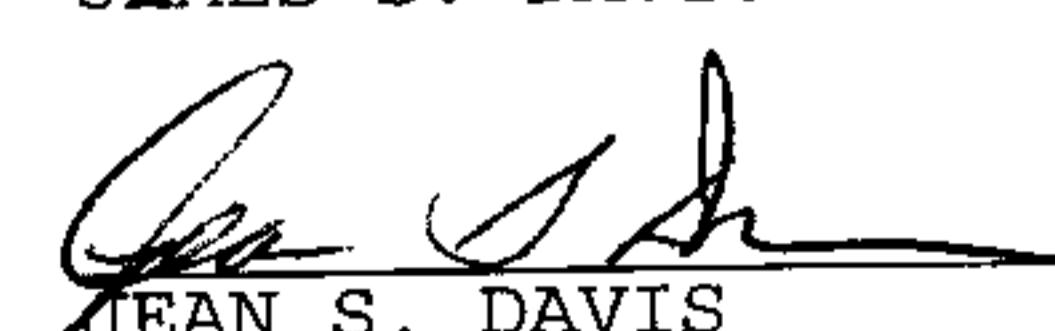
\$ 117,600.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantee, their heirs, executors, successors and assigns forever.

AND THE GRANTOR does for themselves and their heirs, executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 26TH day of June, 1998.


JAMES S. DAVIS (Grantor)


JEAN S. DAVIS (Grantor)

ACKNOWLEDGEMENT ON NEXT PAGE

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11/02/1998-43070
11:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 40.50

STATE OF Tennessee)
Williamson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES S. DAVIS and JEAN S. DAVIS, whose names are signed to the foregoing instrument, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26TH day of June, 1998.

White
NOTARY PUBLIC
My Commission Expires: 6-2-2002

THIS INSTRUMENT PREPARED BY:

Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

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