

SEND TAX NOTICE TO:

(Name) Mr & Mrs James W Sirmon  
 (Address) 136 Southern Hills Circle  
Calera, AL 35040

Inst # 1998-43293

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --One Hundred Thirty Three Thousand Five Hundred & 00/100-- DOLLARS  
 (\$133,500.00)

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

Timothy F. Vaughan and wife, Amanda C. Vaughan

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

Sharon Sirman and James W. Sirmon

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

SHELBY County, Alabama to-wit:

Lot 25-A, according to a Resurvey of Lots 25, 26 and 27, Southern Hills, Sector 4,  
 as recorded in Map Book 16, page 130 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,  
 if any, of record.

Subject to ad valorem taxes for the current tax year.

\$101,250.00 of the consideration recited above was paid from a mortgage loan executed  
 simultaneously herewith.

Inst # 1998-43293

11/03/1998-43293  
 11:10 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MEL 41.00

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 29th  
 day of October, 1998

WITNESS:

\_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)

Timothy F. Vaughan (Seal)  
 Timothy F. Vaughan  
Amanda C. Vaughan (Seal)  
 Amanda C. Vaughan

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that Timothy F. Vaughan and wife, Amanda C. Vaughan  
 whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
 on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
 on the day the same bears date.

Given under my hand and official seal this 29th day of October, A.D. 1998

Notary Public