

SEND TAX NOTICE TO:

(Name)

Mr & Mrs James W Sirmon

(Address)

136 Southern Hills Circle
Calera, AL 35040

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 Sirmon 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.

This deed is being re-recorded to correct the grantee's name from Sirman to Sirmon.

Inst # 1998-43293

11/03/1998-43293
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOT SEAL 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 (we) 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 hands and seals, this 29th day of October, 19 98

WITNESS

(Seal)

Timothy F. Vaughan
Timothy F. Vaughan

(Seal)

(Seal)

Amanda C. Vaughan
Amanda C. Vaughan

(Seal)

(Seal)

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 is 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. 19 98

Notary Public

Inst # 1999-06657
02/17/1999-06657
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOT SEAL 9.50

1998-43293