

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE, ATTORNEY
1629 11th Avenue South
Birmingham, Alabama 35205

JASON C. SIMMONS
4352 MORNINGSIDE DRIVE
HELENA, ALABAMA 35080

File #290398KLR

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **NINETY SIX THOUSAND FOUR HUNDRED FIFTY DOLLARS and 00/100 (\$96,450.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, **ERNEST C. MCLEMORE and JENNIFER MCLEMORE, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JASON C. SIMMONS and HEATHER M. SIMMONS** (herein referred to as GRANTEEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SEALEY County, Alabama** to-wit:

LOT 1, IN BLOCK 4, ACCORDING TO THE AMENDED MAP OF PLANTATION SOUTH, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 173, IN THE PROBATE OFFICE OF SEALEY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 1999.
2. Easements, restrictions, covenants and reservations of record.

\$96,370.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants, with right of survivor ship, 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 said GRANTEEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1999-32387

08/03/1999-32387
09:56 AM CERTIFIED
SEALEY COUNTY JUDGE OF PROBATE
002 CMH 11.50

IN WITNESS WHEREOF, I/(we), **ERNEST C. MCLEMORE** and **JEANMARIE MCLEMORE**, have hereunto set my (our) hand(s) and seal(s) this 30th day of July, 1999.

 (SEAL)
ERNEST C. MCLEMORE

 (SEAL)
JEANMARIE MCLEMORE

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **ERNEST C. MCLEMORE** and **JEANMARIE MCLEMORE**, HUSBAND AND WIFE whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 1999.


Notary Public

My commission expires 10-31-99

Inst # 1999-32387

08/03/1999-32387
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50