

SEND TAX NOTICES TO:

Martin J. Sims & Carol J. Sims
444 Brothers Avenue
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred and no/100 Dollars (\$500.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **MARTIN J. SIMS, MARRIED TO CAROL J. SIMS**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **MARTIN J. SIMS and CAROL J. SIMS**, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lots 11, 12, 25, 26 and 27, according to the map and survey of Brothers Addition to the Town of Wilsonville, Alabama, situated in Section 7, Township 21 South, Range 2 East, as recorded in Map Book 4, Page 59; Less and except the west 50 feet of uniform width of Lot 11 and Lot 25 situated in Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 1999 and subsequent years not yet due and payable.

The purpose of this deed is to create a joint tenancy with rights of survivorship.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR does for their heirs and 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 and 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 30th day of August, 1999.


(GRANTOR) **MARTIN J. SIMS**

(GRANTOR)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARTIN J. SIMS**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC **ANNE R. STRICKLAND**
My Commission Expires: 5-11-01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244

Inst # 1999-37876
09/09/1999-37876
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HHS 9.30