

This Instrument Prepared By:  
Christopher R. Smitherman, Attorney at Law  
Post Office Box 261  
831 Island Street  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Sam P. & Linda H. Simone  
320 Vine Street  
Montevallo, Alabama 35115

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred and Nine Thousand & 00/100 Dollars (\$109,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **Cecil M. Austin, and wife, Carolyn T. Austin**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Sam P. Simone and wife, Linda H. Simone**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

**Lots 7, 8 and 9, in Block 1, according to Latham's Addition to Montevallo, Alabama as recorded in Map Book 3, Page 25 in Probate Office of Shelby County, Alabama.**

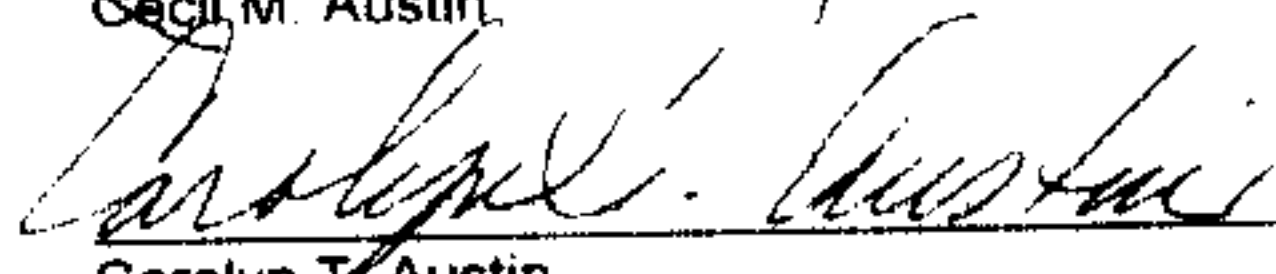
TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 29<sup>th</sup> day of February, 2000 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS

 (L.S.)  
Cecil M. Austin

 (L.S.)  
Carolyn T. Austin

STATE OF ALABAMA

SHELBY COUNTY OF

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Cecil M. Austin and wife, Carolyn T. Austin which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29<sup>th</sup> day of February, 2000.

  
NOTARY PUBLIC  
My Commission Expires: 5/13/2000

03/02/2000-06506

08:54 AM CERTIFIED  
SHELBY COUNTY DEED OF MORTGAGE  
001 REC 12.00

Inst # 2000-06506