

311-00
05012-0000

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Tammy J. Simmons

134 Hwy 253
Montevallo AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THIRTY THOUSAND AND NO/100 (\$30,000.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, NATHAN STAMPS, A MARRIED MAN (herein referred to as Grantors) do grant, bargain, sell and convey unto TAMMY J. SIMMONS AND TRACY D. SIMMONS (herein referred to as 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

The above consideration was paid by mortgage loan closed simultaneously herewith.

The herein conveyed property does not constitute any portion of the homestead of the grantor nor that of his spouse.

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

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 4th day of August, 2000.

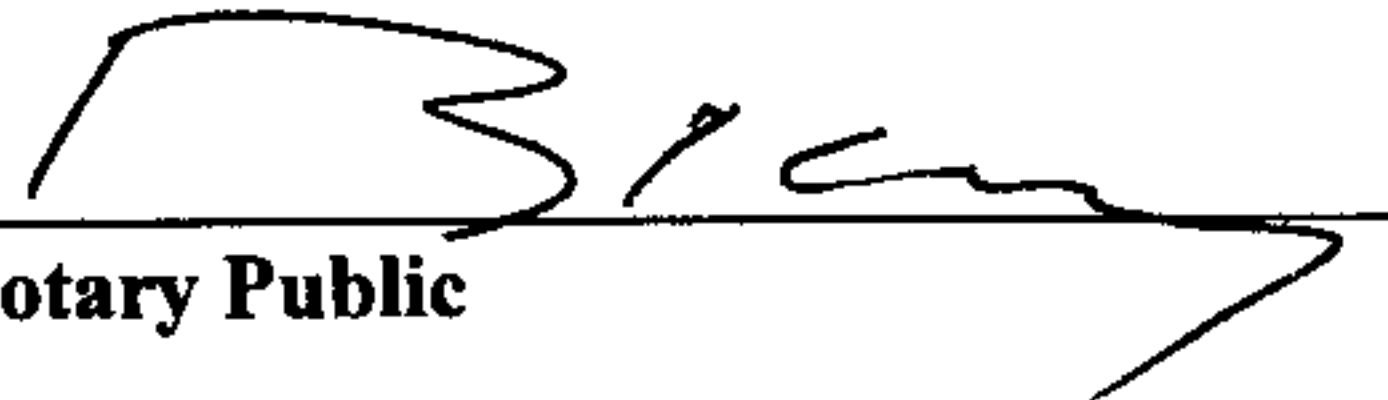
08/09/2000-27050
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 14.50


NATHAN STAMPS

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nathan Stamps whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August, 2000.


Notary Public

My Commission Expires:

6-4-02

EXHIBIT "A"

Tract 2 of Shady Acres Subdivision as recorded in Map Book 26, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama being more particularly described as follows: Commence at the NW corner of Section 2, Township 22 South, Range 4 West; thence run East along the North line of Section 2 for 15.50 feet; thence turn an angle to the right of 90 deg. 53 min. 32 sec. and run South for 302.09 feet to the point of beginning; thence continue along the last described course for 301.48 feet; thence turn an angle to the left of 90 deg. 53 min. 32 sec. and run east for 650.90 feet; thence turn an angle to the left of 89 deg. 21 min. 11 sec. and run North for 301.47 feet; thence turn an angle to the left of 90 deg. 38 min. 49 sec. and run West for 649.61 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2000-27050

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SHELBY COUNTY JUDGE OF PROBATE
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