

SEND TAX NOTICE TO:  
Derek E. Robinson  
Lisa S. Robinson  
1251 Spring Garden Street  
Indian Springs, AL 35124

This Instrument Prepared By:  
Harold H. Goings  
Spain & Gillon  
2117 Second Avenue North  
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Six Thousand and 00/100 dollars (\$306,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Bernis A Simmons, a married person, (herein referred to as Grantor), do grant, bargain, sell and convey unto Derek E. Robinson and Lisa S. Robinson (herein collectively referred to as Grantee), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 13, according to the survey of Spring Garden Estates, as recorded in Map book 4, Page 56, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2000 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

\$202,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed is not the homestead of the grantor or his spouse.

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08/21/2000-28506  
11:28 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MMS 117.50

TO HAVE AND TO HOLD, to 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantee, their heirs, executors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of August, 2000.


  
Bernis A. Simmons

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bernis A. Simmons, whose name 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 17th day of August, 2000.

My Commission Expires: 8/21/03

  
\_\_\_\_\_  
Notary Public

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