

WARRANTY DEED
SUBJECT TO MORTGAGE

This instrument was prepared by: R.C. London & Associate Law Offices, 1309 19th St., Birmingham, AL 35205

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS.

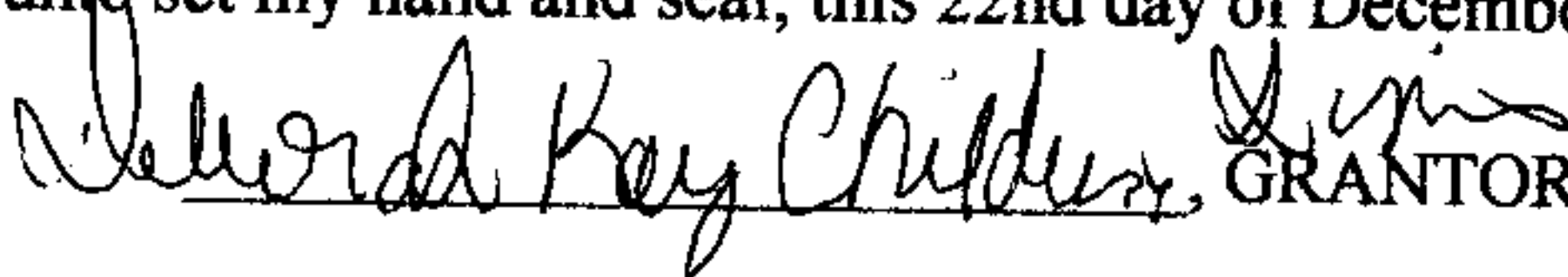
THAT IN CONSIDERATION OF health care assistance, agreement and settlement of divorce decree reformed by mutual assent of Deborah Kay Childers-Sims and John Bryant Sims, and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, in receipt hereby acknowledged, Grantor does grant, bargain, sell and convey unto John Bryant Sims, a single man, his heirs and assigns, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 30, according to the Survey of Scottsdale, Second Addition, as recorded in Map Book 7, page 118, in the Probate Office of Shelby County, Alabama.

Subject to: Mortgage held in the names of Grantor and Grantee; Taxes due and payable, special assessments which are not shown as existing liens by the public record; Easements, or claims of easements, not shown by public records; Easement and right of way granted Alabama Power Company and South Central Bell recorded in Deed Book 318, page 4 and as shown on recorded map; Right of way granted South Central Bell recorded in Deed Book 320, page 891; Restrictions appearing of record in Misc. Book 29, page 229; Easement over the 12.5 foot at rear of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map; 35 foot building restriction line form Henry Drive and Diane Lane as shown on recorded map; All other existing easements, restrictions, set back lines, rights of way, limitations, if any, of record. NOTE: Grantee has as part of the above consideration paid and/or made arrangements to bring mortgage note current.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, subject to a mortgage named 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, his heirs, and assigns forever, against the lawful claims of all persons.

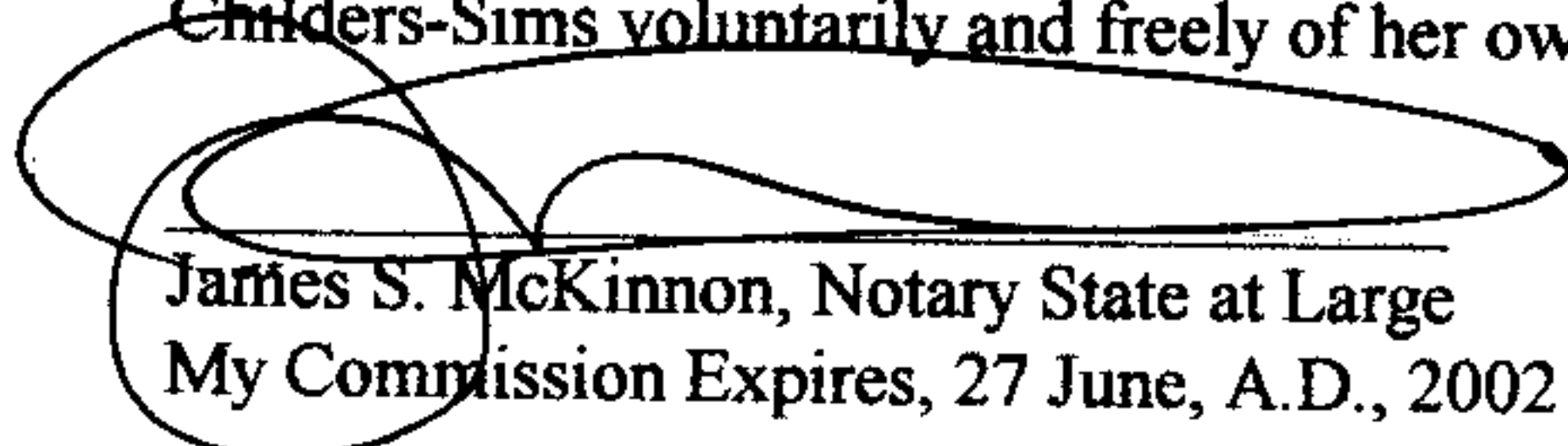
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22nd day of December, A.D., 2000.


GRANTOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

Personally appeared before me this 22nd day of December A.D., Deborah Kay Childers-Sims voluntarily and freely of her own volition.


James S. McKinnon, Notary State at Large
My Commission Expires, 27 June, A.D., 2002

Inst # 2001-03028

01/29/2001-03028
10:00 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MMB 11.50

