

This document prepared by:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Barbara C. Sims and Shari E. Sims  
1021 Navajo Trail  
Alabaster, AL 35007

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

Inst # 2001-07558  
03/05/2001-07558  
01:26 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 25.50

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, MARSHALL SCOTT HANNA and SYNDI S. HANNA, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BARBARA C. SIMS and SHARI E. SIMS (herein referred to as GRANTEES) as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 3, Block 4, according to the Survey of Navajo Hills, Second Sector, as recorded in Map Book 5, Page 24, in the Probate Office of Shelby County, Alabama.

One Hundred Thousand Eight Hundred and 00/100 Dollars (\$100,800.00) of the consideration is from a purchase money first mortgage executed with the granting of this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executor and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 1<sup>st</sup> day of March, 2001.

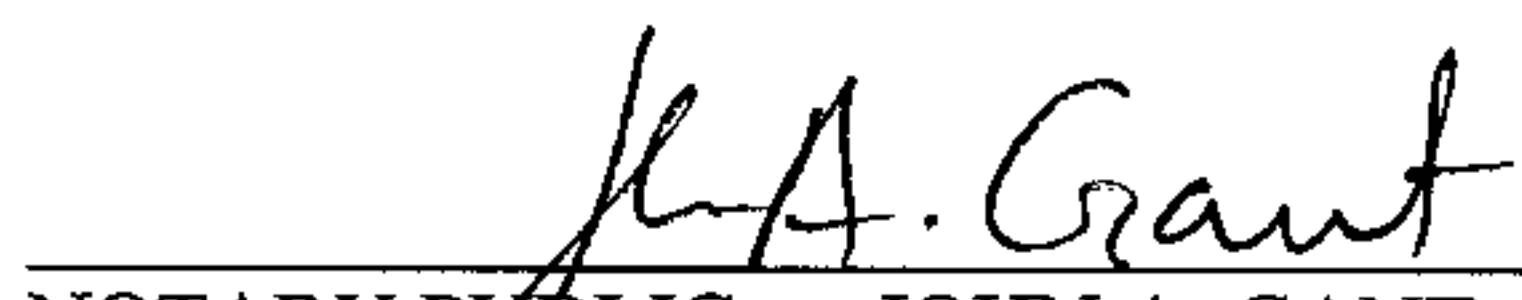
  
GRANTOR: MARSHALL SCOTT HANNA

  
GRANTOR: SYNDI S. HANNA

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that MARSHALL SCOTT HANNA and SYNDI S. HANNA whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of March, 2001.

  
NOTARY PUBLIC: JOHN A. GANT  
My commission expires: 10/20/01

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