

THIS DEED PREPARED WITHOUT EVIDENCE OF TITLE.
This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Howard R. Sims
✓ 1803 Arrow Drive
(Address) Alabaster, AL 35007

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Howard R. Sims and wife, Brinda A. Sims

(herein referred to as grantors) do grant, bargain, sell and convey unto

Howard R. Sims and wife, Brinda A. Sims

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby

County, Alabama to-wit:

Lot 44, according to the Map and Survey of Navajo Pines Subdivision, as recorded
in Map Book 5, Page 108, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.
Situated in Shelby County, Alabama.

Inst # 2001-09345

03/15/2001-09345
02:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 DLH 11.50

TO HAVE AND TO HOLD Unto 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 (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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, WE have hereunto set OUR hand(s) and seal(s), this 15TH
day of March, 2001.

WITNESS:

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

Howard R. Sims (Seal)
Howard R. Sims

Brinda A. Sims (Seal)
Brinda A. Sims

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Howard R. Sims and Brinda A. Sims
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 15th day of March A.D. 2001

Deborah J. Snow
Notary Public.