

THIS INSTRUMENT WAS PREPARED BY:
JAMES H. GREER, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
Cynthia D. Simons
234 Lake Forest Way
Maylene, Alabama 35114

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20030730000490580 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
07/30/2003 14:17:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TEN DOLLARS AND 00/100 (\$10.00)** to the undersigned **M. LYNN SIMONS AND CYNTHIA D. SIMONS** (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **CYNTHIA D. SIMONS**, a married woman, herein referred to as GRANTEE the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 224, according to the Survey of Lake Forest, Second Sector, as recorded in Map Book 26, Page 142, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, devisees, assigns, or its successors and assigns forever.

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, heirs devisees, executor and or assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, M. Lynn Simons and Cynthia D. Simons who is authorized to execute this conveyance, has hereto set its signature and seal this 30th day of July 2003.

GRANTORS

BY: M. Lynn Simons
M. Lynn Simons

BY: Cynthia D. Simons
Cynthia D. Simons

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that M. Lynn Simons and Cynthia D. Simons, 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 Instrument, they as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of July, 2003.

Honorio Camron
NOTARY PUBLIC
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS