



20041223000700800 Pg 1/2 87.00
Shelby Cnty Judge of Probate, AL
12/23/2004 13:04:00 FILED/CERTIFIED

Send tax notice to:

Fay T. Helms
5421 Hickory Ridge Drive
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243
BHM0417823

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Three Thousand and 00/100 Dollars (\$273,000.00) in hand paid to the undersigned, A. Roy Sims, Jr. and Sharon E. Sims, husband and wife, (hereinafter referred to as "Grantor") by Fay T. Helms, an unmarried woman, (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 82, according to the Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

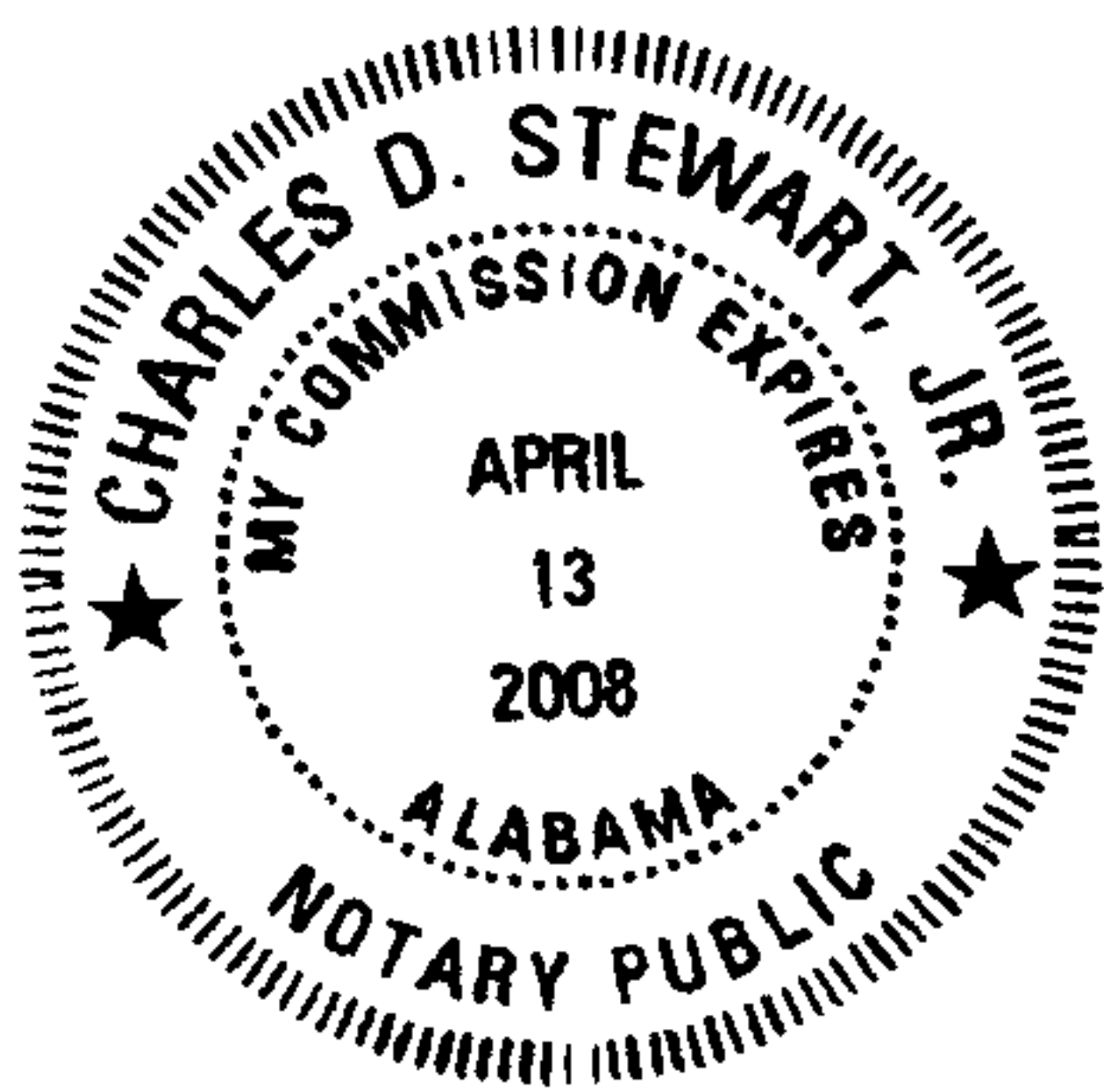
ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

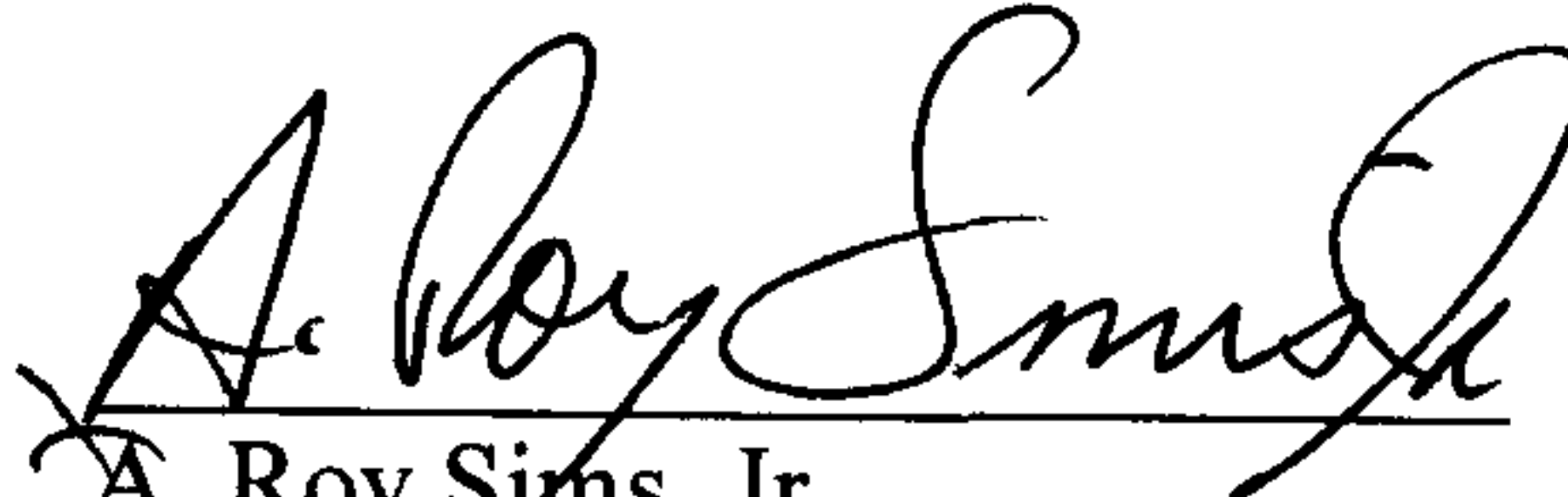
\$200,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.


The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 20th day of December, 2004.




A. Roy Sims, Jr.

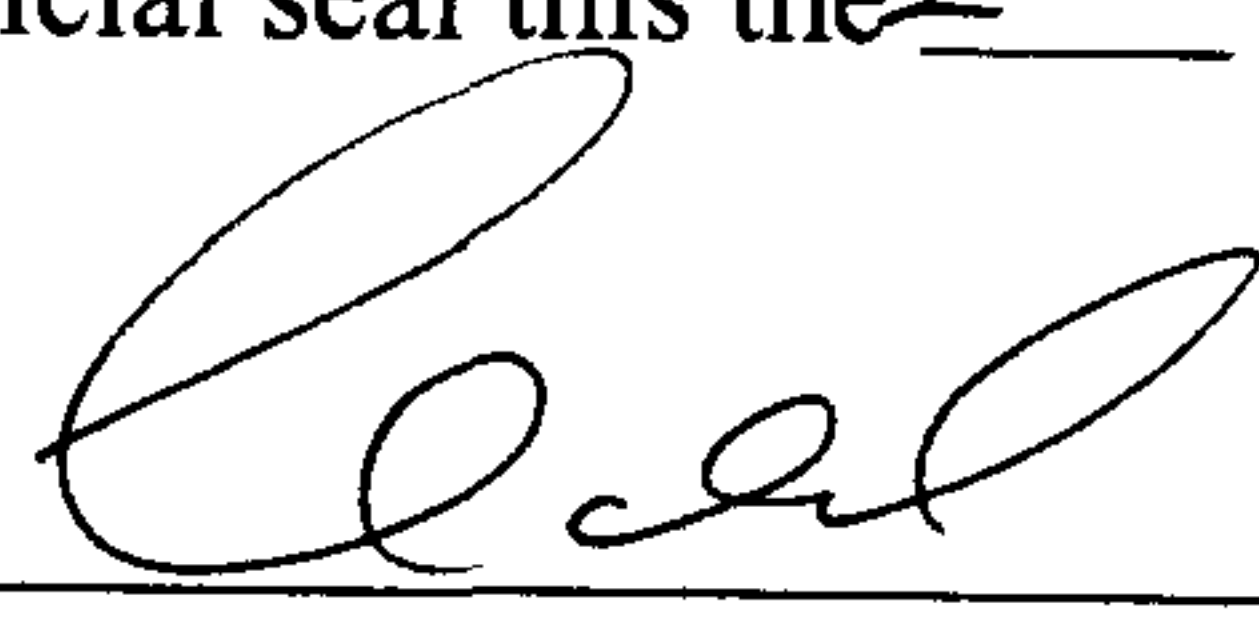

Sharon E. Sims

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. Roy Sims, Jr. and Sharon E. Sims, husband and wife, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 2004.

(Notary Seal)



Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires:
4-13-08