

This instrument was prepared by:  
Mary L. Gifford, Attorney at Law  
2080 Valleydale Road, Suite 16  
Birmingham, AL 35244

Send Tax Notice To:  
Frances Nelson  
5409 7<sup>th</sup> Court, South  
Birmingham, AL 35212



20050125000038580 Pg 1/1 46.00  
Shelby Cnty Judge of Probate, AL  
01/25/2005 15:08:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

SALES PRICE \$35,000.00

WARRANTY DEED

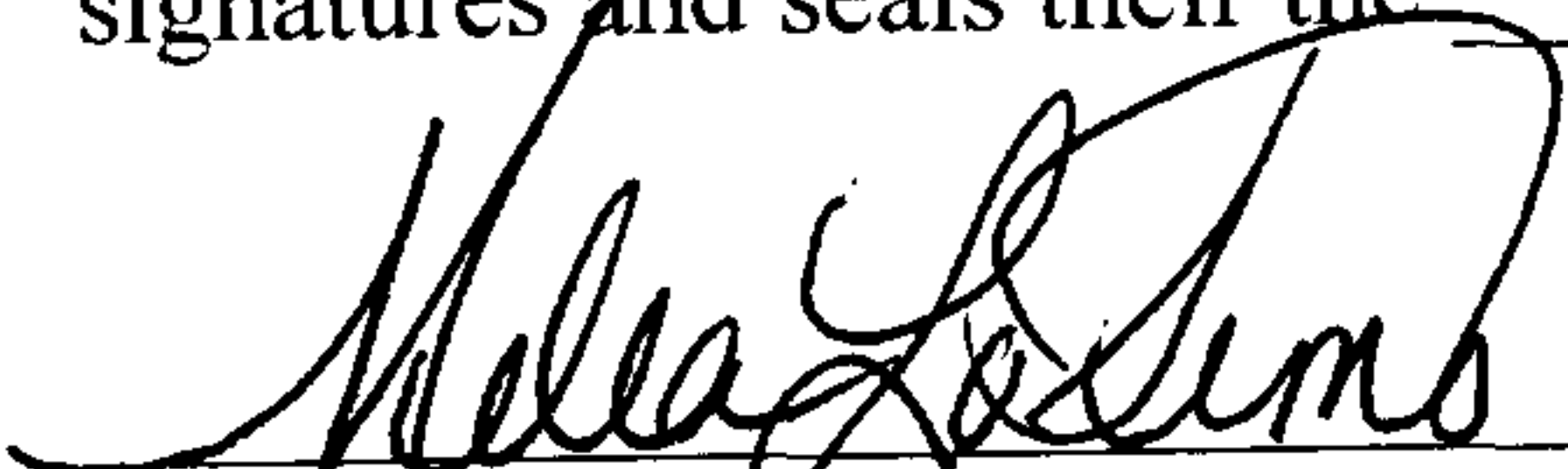
KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 dollars (\$10.00) in hand paid to Melea Lo Sims, an unmarried woman, and Margaret K. Jones, an unmarried woman, herein referred to as Grantors, whether one or more, in hand paid by Frances Nelson, a married woman, herein referred to as Grantee, whether one or more, the receipt whereof is hereby acknowledged, the said Grantors do grant, bargain, sell and convey unto Grantee in fee simple all right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama to-wit:


**Lot 1, Block 2, according to the Survey of Parker's Subdivision,  
as recorded in Map Book 5, Page 27, in the Office of the Judge  
of Probate of Shelby County, Alabama.**

Subject to:      Ad valorem taxes for 2005 and all subsequent years, not yet due and payable  
                     All easements, rights-of-way, restrictions and encumbrances of record.  
                     Any mineral and/or mining rights not owned by Seller  
                     Utility Easements serving the property, subdivision covenants and  
                     restrictions, and building lines of record, provided that none of the foregoing  
                     materially impair use of the property for residential purposes.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever in fee simple, said Grantors do for themselves and their heirs, executors and administrators covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid and that they will, and their heirs, executors and administrators, shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Melea Lo Sims and Margaret K. Jones have hereto set forth their signatures and seals their the 17 day of January, 2005.

  
\_\_\_\_\_  
Melea Lo Sims

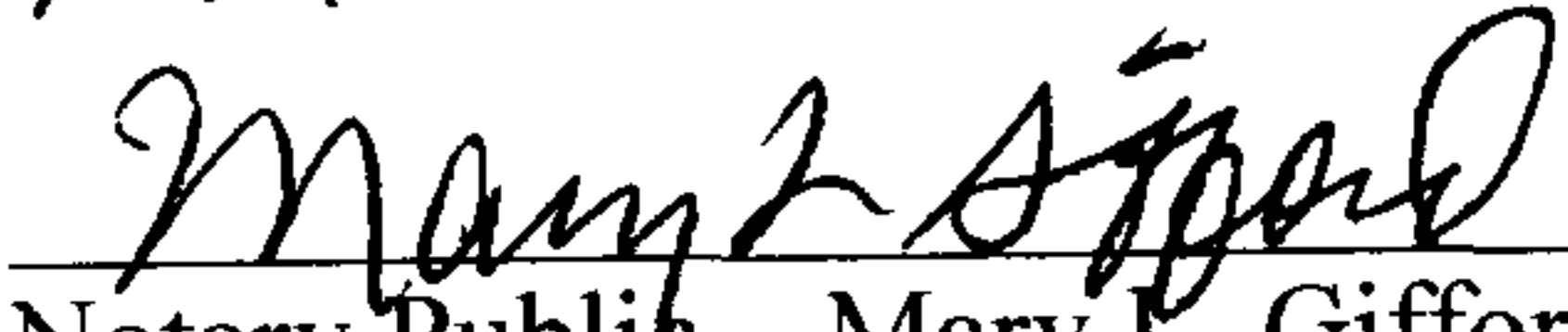
  
\_\_\_\_\_  
Margaret K. Jones

STATE OF ALABAMA

COUNTY OF SHELBY

I, the Undersigned, a Notary Public in and for said County, in said State, hereby acknowledge that Melea Lo Sims and Margaret K. Jones, whose names are signed to the foregoing conveyance, and who are either known to me or have proven their identities to me by good and sufficient evidence, acknowledged before me on their day that, having been informed of the contents of their conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal their 17th day of January, 2004.

  
\_\_\_\_\_  
Notary Public – Mary L. Gifford  
My Commission expires: 07/06/05