20050803000394080 1/1 $13.00
Shelby Cnty Judge of Probate,AL
08/03/2005 02:01:05PM FILED/CERT

Shelby County, AL 08/03/2005
State of Alabama

Deed Tax:$2.00

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Kenneth W. Bolling
107 Hidden Creek Cove
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Eighteen Thousand and 00/100 Dollars ($118,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Robert Allen Sims, Jr. and wife, Kelly Doyle and Joseph A. Doyle, a married man** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Kenneth W. Bolling, an unmarried man** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 51, according to the survey of Phase One Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

Note: $116,176.00 of the above purchase price is in the form of a mortgage in favor of New South Federal Savings Bank, executed and recorded simultaneously herewith. This is not the homestead property of the Grantor, Joseph A. Doyle, as defined in the Code of Alabama §6-10-3. Kelly Doyle and Kelly Sims are one and the same person.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **28th** day of **July, 2005**.

Robert Allen Sims, Jr.

Kelly Doyle

Joseph A. Doyle

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Robert Allen Sims, Jr. and wife, Kelly Doyle and Joseph A. Doyle, a married man**, 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 **28th** day of **July, 2005**.

G. Wray Morse - Notary Public

My Commission Expires: **9/10/2008**