20050915000480020 1/2 $40.50
Shelby Cnty Judge of Probate, AL
09/15/2005 11:49:04AM FILED/CERT

**SEND TAX NOTICE TO:**
**Peter Sims and Pamela Sims**
**1800 Providence Park, Unit 250**
**Birmingham, Alabama 35242**

**PREPARED BY:**
**JAMES R. MONCUS, JR.**
**ATTORNEY AT LAW**
**1313 ALFORD AVENUE**
**BIRMINGHAM, ALABAMA 35226**

# STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirty Eight Thousand One Hundred Seventy Six and 40//100 Dollars ($238,176.40) to the undersigned Grantor

**PROVIDENCE PARK PARTNERS, L.L.C.**

an Alabama Limited Liability Company (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

**PETER SIMS AND WIFE, PAMELA SIMS**

(herein referred to as Grantee whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 250, Building 1800, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument #20040802000426220 and amended in Instrument #20050113000020340 and further amended in Instrument #20050819000428280; and By-Laws thereto as recorded in Instrument #20040802000426220, in the Office of the Judge of Probate of Shelby County, Alabama; together with an undivided interest in the Common Elements assigned to the Units, being defined in said Declaration of Condominium of Providence Park, a Condominium. Said unit being more particularly described in the floor plans and architectural drawings of Providence Park, Phase III, a Condominium, being attached to the Map and Survey of Providence Park, Phase III, a Condominium, as recorded in Map Book 35, Page 101, in said Probate Office. Situated in Shelby County, Alabama.

**Subject to:**

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8A-101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of Providence Park, a condominium dated July 12, 2004, and recorded in Instrument #20040802000426220, and amended in Instrument #20050113000020340, and further amended in Instrument #20050819000428280 in the Probate Office of Shelby County, Alabama; in the By-Laws of Providence Park, recorded in Instrument #20040802000426220, in said Probate office, in the Articles of Incorporation of Providence Park, recorded in Instrument #200410/8837, in said Probate Office; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid;

2. Subject to easements, restrictions and rights-of-way of record, if any.

3. Subject to ad valorem taxes for the current year and thereafter.

**$212,000.00** of said purchase price is being paid by a mortgage loan closed and recorded simultaneously herewith.

And the Grantor will warrant and defend the right and title to the above

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described property into the Grantee against the claims of the Grantor and all persons claiming by, through or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor, by its duly authorized Member, **Byrom Building Corp.,** has signed and sealed this Deed on this the 12 day of September, 2005. Said Member warrants and represents that it is duly authorized under its Articles of Organization to execute and deliver this deed to the Grantee on behalf of the Grantor.

**PROVIDENCE PARK PARTNERS, L.L.C.**

**BY: BYROM BUILDING CORP., ITS AUTHORIZED MEMBER**

**BY:** Marty Byrom - Pres
**MARTY BYROM, ITS PRESIDENT**

STATE OF ALABAMA)

JEFFERSON COUNTY)

Shelby County, AL 09/15/2005
State of Alabama

Deed Tax:$26.50

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Byrom Building Corp., by Marty Byrom**, its President, whose name as Member of **Providence Park Partners, L.L.C., an Alabama Limited Liability Company**, and 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 said instrument, Marty Byrom as President of Byrom Building Corp., as such Member, and with full authority, executed the same voluntarily for and as the act for said Limited Liability Company.

Given under my hand and official seal this the 12 day of September, 2005.

Notary Public

My Commission Expires 5/21/2008

My commission expires: _____