

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

AMI M. SIMS 207 CAMBRIAN RIDGE TRAIL PELHAM, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$125,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, SANDY N. ENGLEBERT, UNMARRIED and RONALD L. ELLIS, A MARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto AMI M. SIMS, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 42, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama, minerals and mining rights excepted.

Sandy Englebert and Sandy N. Englebert are one and the same person

SANDY N. ELLIS IS ONE AND THE SAME PERSON AS SANDY N. ELLIS ENGLEBERT

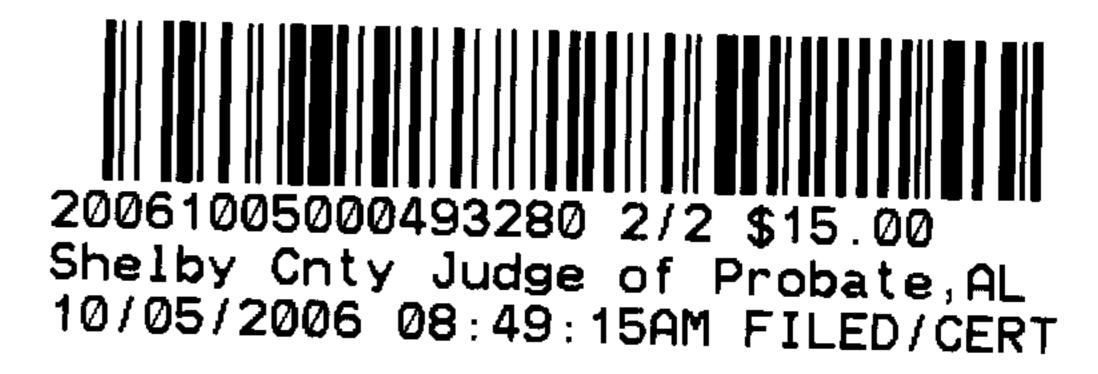
THIS PROPERTY HAS NOT CONSTITUTED THE HOMESTEAD OF RONALD L. ELLIS OR HIS SPOUSE

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RECORDED IN MAP BOOK 168, PAGE 985 AND INSTRUMENT @1996-12716.
- RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 141, PAGE 596.
- 4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 1996-13968, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
- 5. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.

\$125,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire



interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SANDY N. ENGLEBERT and RONALD L. ELLIS, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of September, 2006.

RONALD L. ELLIS

SANDY N. ENGLEBERT

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **SANDY N. ENGLEBERT and RONALD L. ELLIS**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given/under my hand this the 29th day of September, 2006.

Notary Public

My commission expires: 1,29,200