

THIS INSTRUMENT PREPARED BY:  
BOARDMAN, CARR & HUTCHESON, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Ralph E. Abbott  
444 Brothers Avenue  
Wilsonville, Alabama 35186

STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Three Thousand and 00/100 (\$93,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Martin J. Sims and Carol J. Sims**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ralph E. Abbott and Sandra Abbott, husband and wife**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lots 11, 12, 25, 26 and 27, according to the map and survey of Brothers Addition to the Town of Wilsonville, Alabama, situated in Section 7, Township 21 South, Range 2 East, as recorded in Map Book 4 page 59. Less and except the West 50 feet of uniform width of Lot 11 and Lot 25. All being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.



\$92,270.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 9th day of May, 2007.

20070510000220650 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
05/10/2007 04:07:57PM FILED/CERT


  
\_\_\_\_\_  
Martin J. Sims  
  
\_\_\_\_\_  
Carol J. Sims

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Shelby County, AL 05/10/2007  
State of Alabama  
Deed Tax: \$1.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Martin J. Sims and Carol J. Sims, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of May, 2007.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 10-26-2010