


705237

SEND TAX NOTICE TO:

Joe M. Sims
27154 Highway 25
Wilsonville, AL 35186

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20070810000377680 1/1 \$28.50
Shelby Cnty Judge of Probate, AL
08/10/2007 02:38:03PM FILED/CERT

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of Seventeen Thousand Five Hundred dollars & no cents **\$17,500.00**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,
Allen Dennis, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joe M. Sims, a married man** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOTS 3 AND 4, ACCORDING TO THE MAP OF SCHAFNER-SCHATZ
SUBDIVISION, AS RECORDED IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA IN MAP BOOK 6, PAGE 98.

SITUATED IN SHELBY COUNTY, ALABAMA.

The above described property does not represent the homestead of Allen Dennis nor his spouse.


Subject to:

1. The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 6, Page 98.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this July 17, 2007


Allen Dennis (Seal)

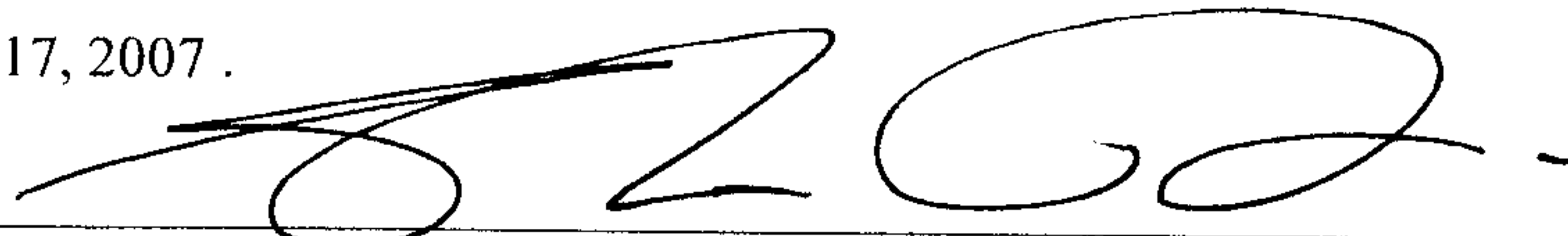
STATE OF Alabama

General Acknowledgment

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Allen Dennis, a married man** 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/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this July 17, 2007.


Notary Public.

My Commission Expires: 12-30-07