

This instrument was prepared by:  
✓ Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Allen Dennis  
P.O. Box 412  
Columbiana, AL 35051

## WARRANTY DEED

20070824000399400 1/1 \$25.50  
Shelby Cnty Judge of Probate, AL  
08/24/2007 09:50:34AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Fourteen Thousand, Nine hundred and 53/100 (\$14,097.53) Dollars to the undersigned grantor (whether one or more), in hand paid by the granted herein, the receipt whereof is acknowledged, I or we, Joe M. Sims, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Allen Dennis (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,

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 17th day of August, 2007.

_____ (SEAL)	<u>Joe M. Sims</u> (SEAL) Joe M. Sims
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Janet F. Parson, a Notary Public in and for the said County, in said State, hereby certify that Joe M. Sims, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of August, 2007

My commission expires: 10/16/2008

Janet F. Parson  
Janet F. Parson, Notary Public

Shelby County, AL 08/24/2007  
State of Alabama

Deed Tax: \$14.50