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Shelby Cnty Judge of Probate, AL  
11/24/2008 02:11:05PM FILED/CERT

This instrument was prepared by:  
G. Barton Crum  
Parnell & Crum, P.A.  
641 S. Lawrence Street  
Montgomery, AL 36104  
W-42875

**WARRANTY DEED**

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred and 00/100 dollars (\$100.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Richard Alan Sims, an unmarried individual, (herein referred to as grantor, whether one or more), does hereby grant, bargain, sell and convey unto Debra H. Sims, an unmarried individual, (herein referred to as grantee, whether one or more), her heirs and assigns, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 41, Block 2, according to the Amended Survey of Burmuda Lake Estates, 2<sup>nd</sup> Sector, as the same appears of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 10, at Page 88.

This conveyance is made subject to all restrictions, reservations, easements and/or rights of way that appear of record affecting title to the above-described property.

For ad valorem tax appraisal purposes only, the mailing address of the above described property is 216 Coral Circle Alabaster, AL 35007. The mailing address of the grantee is 216 Coral Cir. Alabaster, AL 35007

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 it is 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 21st day of October, 2008.

\_\_\_\_\_  
(SEAL)

Richard Alan Sims (SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

Shelby County, AL 11/24/2008  
State of Alabama

Deed Tax: \$25.00

\_\_\_\_\_  
(SEAL)

STATE OF ALABAMA

} General Acknowledgment

MONTGOMERY COUNTY

I, G. Barton Crum, a Notary Public in and for the said County, in said State, hereby certify that Richard Alan Sims 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 21st day of October, 2008.

G. Barton Crum, Notary Public  
Commission Expires: 12/8/2008



**For Recording Only**