

STATE OF ALABAMA

SHELBY COUNTY



20100201000030610 1/2 \$189.00
Shelby Cnty Judge of Probate, AL
02/01/2010 12:35:06 PM FILED/CERT

SEND TAX NOTICE TO:

Virginia B. Cornelius
Carol J. Cornelius
134 Mission Drive
Alabaster, AL 35007

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars (\$175,000.00), paid to the undersigned grantors, James L. Simmons and wife, Betty G. Simmons, (herein referred to as GRANTORS) in hand paid by the grantees herein, the receipt and sufficiency of which is hereby acknowledged by said GRANTORS, do by these presents, **GRANT, BARGAIN, SELL AND CONVEY** to Virginia B. Cornelius and Carol J. Cornelius, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, Block 3, according to the Survey of Mission Hills, Second Sector, as recorded in Map Book 6, Page 114 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to all easements, covenants, rights-of-way and restrictions of record, and taxes for 2010 and subsequent years.

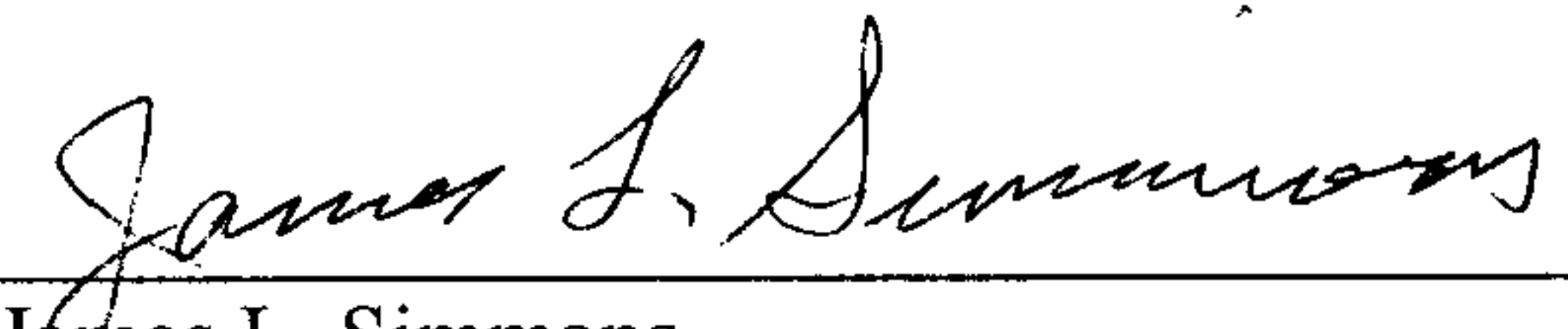
\$120,000.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

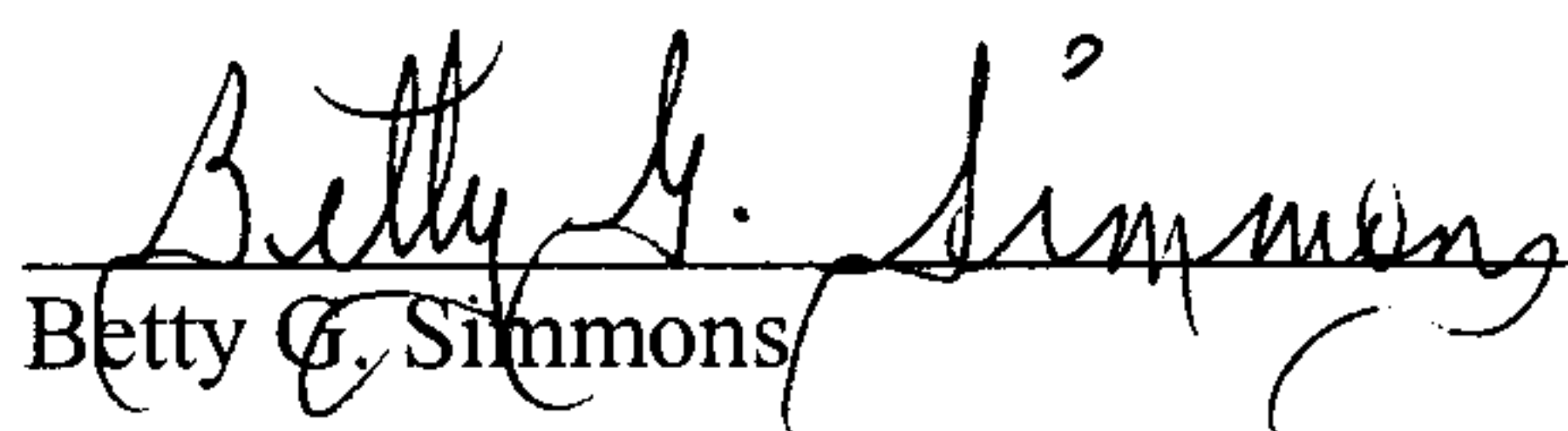
TO HAVE AND TO HOLD, to the said GRANTEES, in fee simple forever, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The GRANTORS do for themselves, their heirs and assigns, covenant with GRANTEES, their heirs, and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors, have hereto set their signatures and seals, this the 29th day of January 2010.

State of Alabama
Deed Tax : \$175.00

 (L.S.)
James L. Simmons

 (L.S.)
Betty G. Simmons



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JEFFERSON COUNTY

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared, James L. Simmons and wife, Betty G. Simmons, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being fully informed of the contents of this conveyance, they executed the same voluntarily, on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 29th day of January 2010.

Cynthia H. Patton
Notary Public

Commission Expires: 03/30/2011

THIS INSTRUMENT PREPARED BY:

Alan Stabler, Attorney
1200 4th Ave N
Birmingham, Alabama 35203