

10-5072

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
TERESA SIMS

113 TIMBER COVE
PELHAM, AL 35124

WARRANTY DEED

State Of Alabama

Shelby County


20100406000102860 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
04/06/2010 12:57:29 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Three Thousand Five Hundred and 00/100 Dollars (\$273,500.00) to the undersigned Grantor, LAURA L. BARNES, AN UNMARRIED WOMAN (hereinafter referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto TERESA SIMS, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF FINAL PLAT OF WILD TIMBER PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 59 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 2008 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions appearing of record in Inst. 20030430000265980.
5. Rights of way to Plantation Pipe, as recorded in Deed Book 253, page 324
6. Right of Way granted to Alabama Power Company by instrument recorded in Inst. No 20040102000000230
7. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 127, page 440 and Deed Book 131, page 411.

\$268,545.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

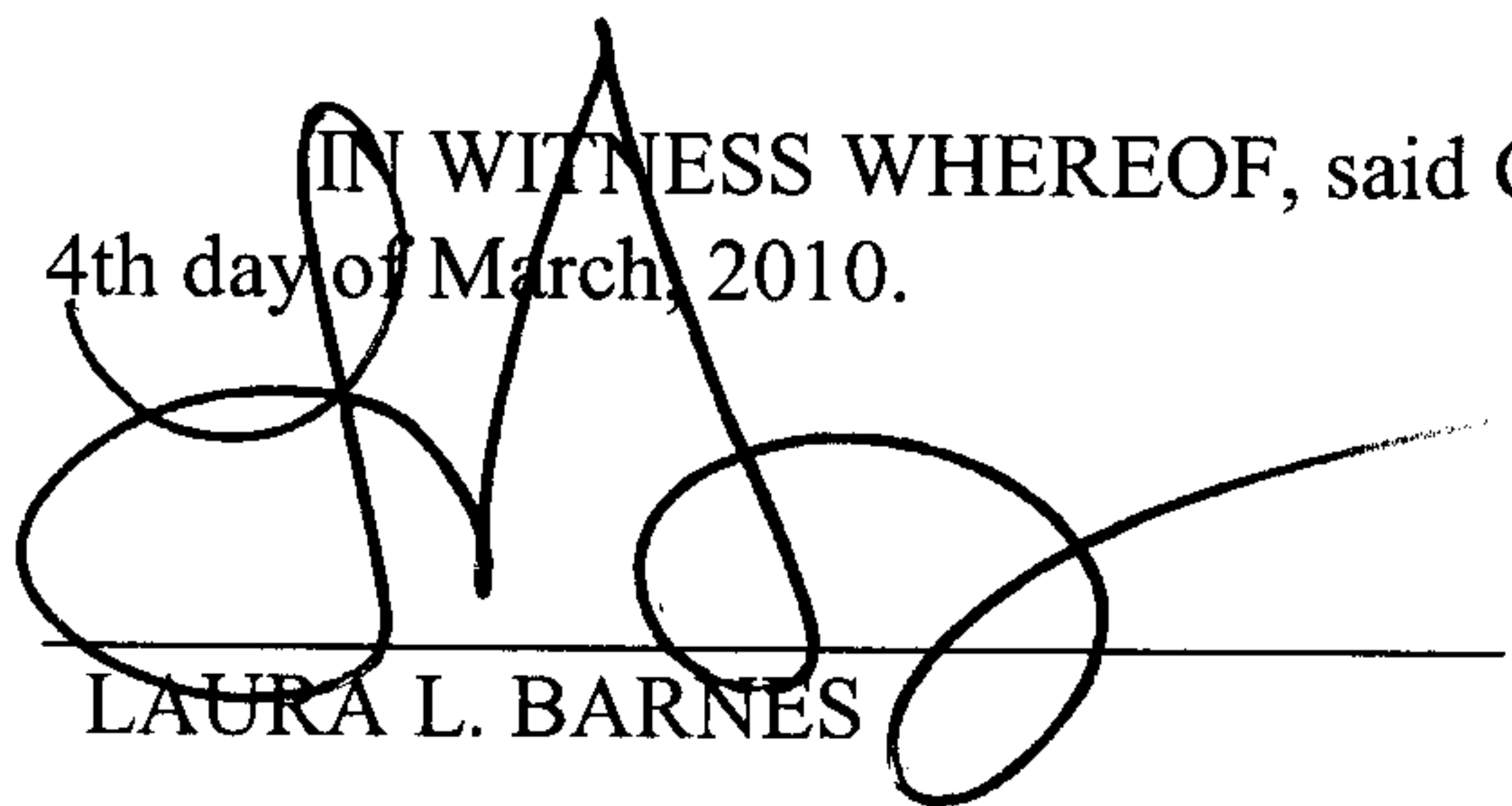
TO HAVE AND TO HOLD to the said Grantee heirs and assigns forever.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs,

Shelby County, AL 04/06/2010
State of Alabama
Deed Tax : \$5.00

executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 4th day of March, 2010.

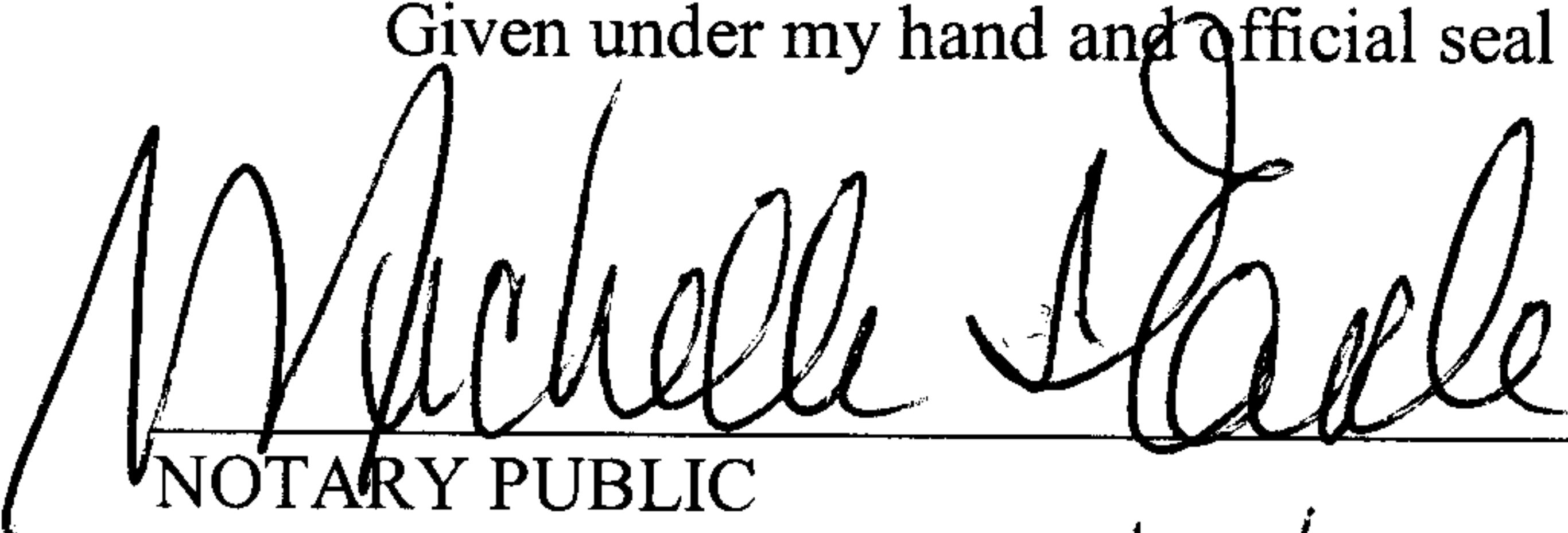


LAURA L. BARNES

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LAURA L. BARNES, AN UNMARRIED WOMAN, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2010.



NOTARY PUBLIC

My Commission Expires: 11-4-10

