



20100624000200270 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
06/24/2010 10:56:18 AM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Walter J. Vansant, Jr. & Walter Scott Vansant
P.O. Box 502
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Five Thousand and no/00 Dollars (\$35,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth G. Sims, as Personal Representative of the Estate of Martha Bentley Sims, deceased, filed in the Probate Office of Talladega County, Alabama, Case No. 2010/086**, (herein referred to as grantor, whether one or more) does by these presents grant, bargain, sell and convey unto, **Walter J. Vansant, Jr. and Walter Scott Vansant (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2010 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

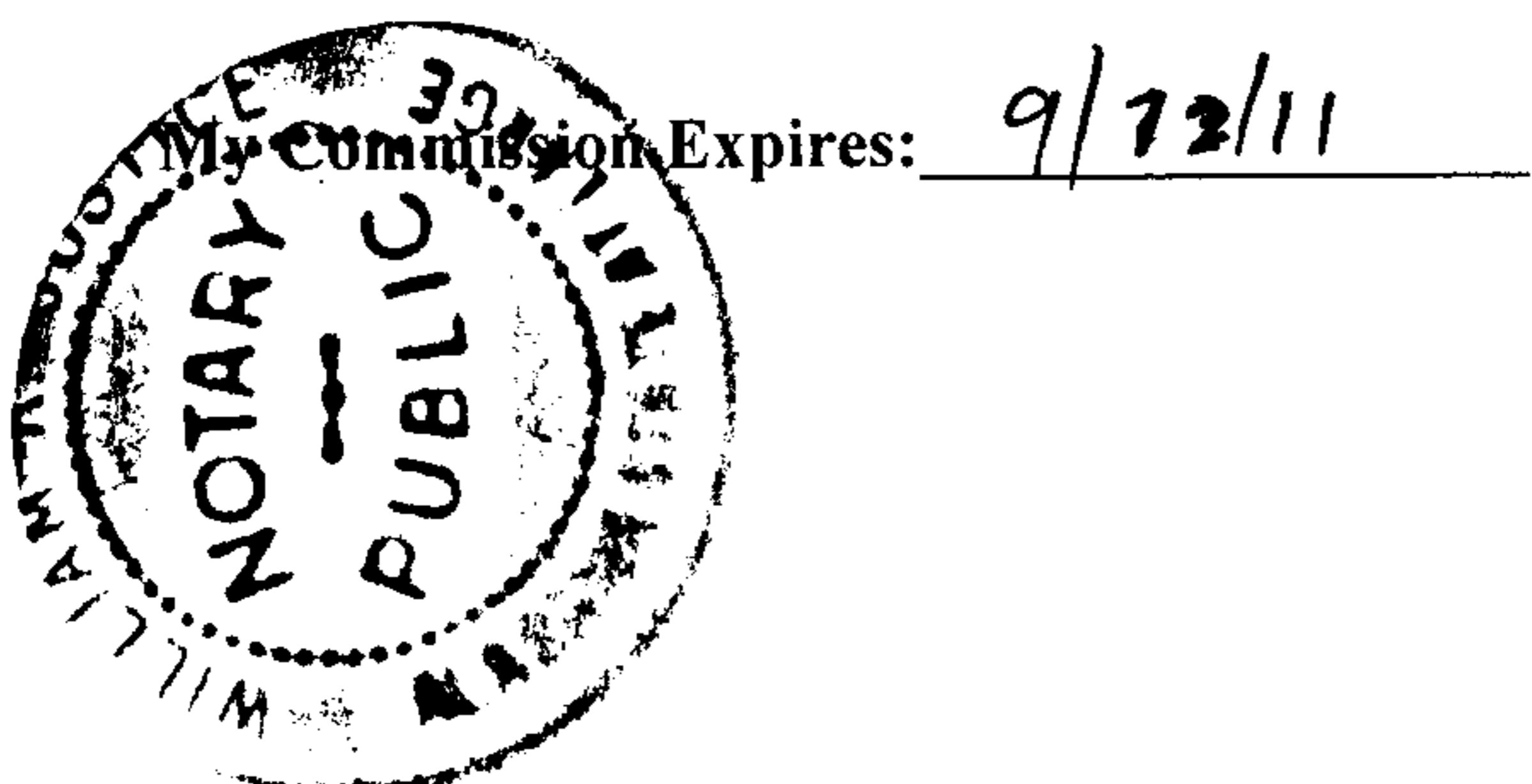
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of June, 2010

Kenneth G. Sims, Personal Representative of Estate of Martha Bentley Sims, deceased, Probate Case No. 2010/86

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth G. Sims, whose name as Personal Representative of the Estate of Martha Bentley Sims, Probate Case No. 2010/86, 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 executed the same voluntarily on the day the same bears date in his capacity as Personal Representative of the Estate of Martha Bentley Sims, deceased.

Given under my hand and official seal this 23rd day of June, 2010.

Notary Public

State of Alabama
Deed Tax : \$35.00

EXHIBIT "A"
LEGAL DESCRIPTION

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Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter, Section 24, Township 21 South, Range 1 West; thence run South along the East line of said quarter-quarter section a distance of 548.23 feet; thence turn an angle of 88 degrees 00 minutes to the left and run a distance of 177.11 feet to the West right of way line of Highway 25; thence turn an angle of 103 degrees 50 minutes to the right and run along the West right of way line of Highway 25 a distance of 272.00 feet to the point of beginning of the lands herein conveyed; thence turn an angle of 95 degrees 30 minutes to the right and run a distance of 350.70 feet; thence turn an angle of 75 degrees to the left and run a distance of 354.50 feet to the Southeast corner of the W. E. Oakes lot, and the North line of Pine Hill Circle; thence turn an angle of 127 degrees 40 minutes to the left and run along the North line of Pine Hill Circle a distance of 291.60 feet; thence turn an angle of 19 degrees 51 minutes to the right and run a distance of 190.0 feet to the West right of way line of Highway 25; thence turn an angle of 89 degrees 46 minutes to the left and run along said right of way a distance of 156.70 feet; thence turn an angle of 2 degrees 55 minutes to the left and run along said right of way a distance of 73.0 feet to the point of beginning, said tract situated in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT deed recorded in Inst. No., 1995-6954, Probate Office, Shelby County, Alabama.