

This Instrument Was Prepared By:
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Pelham, Al 35124


20100901000281890 1/2 \$85.00
Shelby Cnty Judge of Probate, AL
09/01/2010 11:18:50 AM FILED/CERT

\$140,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Alice I. Mims, a single woman, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Gypsy S. Thomas, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 108 according to the Survey of Greenfield, Sector 3, Phase 2 as recorded in Map Book 17, Page 39, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$70,000.00 of the purchase price was paid from a purchase money first mortgage recorded herewith.

Alice I. Mims is the surviving grantee of that certain deed recorded in Instrument 1993-26723, Herman D. Mims having died on or about July 7, 2010.

Grantee's address: 236 Industrial Park Drive
Alabaster, Alabama 35007

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and



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assigns forever, against The lawful claims of all persons. I N

WITNESS WHEREOF, I has hereunto set my hand and seal on this the

18 day of August, 2010.

✓ Alice I Mims
Alice I. Mims

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Alice I. Mims, a single 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of August, 2010.

[Signature]
Notary Public

My Commission Expires:

8.19.10

