

20101202000403440 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/02/2010 02:16:24 PM FILED/CERT

WARRANTY DEED
Joint Tenancy with Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Shelby County, AL 12/02/2010
State of Alabama
Deed Tax: \$4.00

KNOW ALL MEN BY THESE PRESESTS, that Deborah R. O'Dazier, a single woman, ("GRANTOR"), for and in consideration of the sum of Three Thousand Seven Hundred and 00/100 Dollars (\$3,700.00) in cash and other good consideration, the receipt of and sufficiency of which are hereby acknowledged, subject to all matters and things hereinafter set forth, in hand paid to the Grantors by MR. REID SIMS AND MRS. JANE SIMS, a married couple ("GRANTEES"), have this day bargained and sold and by these presents do hereby GRANT, BARGAIN, SELL AND CONVEY, unto the said GRANTEES as tenants in common, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

D.R.O. (initials of Grantor)

Part of the SW 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County Alabama being more particularly described as follows:

Commence at the SE corner of Lot 1 Sydney's Place, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 33, Page 74 run in a Westerly direction along the South line of said Lot 1 for a distance of 202.62 feet to an existing iron rebar; thence turn an angle to the right of 66 degrees 51 minutes 13 seconds and run in a Northwesterly direction along the property line of said Lot 1 for a distance of 74.34 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a Northwesterly direction along last mentioned course for a distance of 45.50 feet to an existing iron rebar set by Weygand and being a corner of said Lot 1; thence turn an angle to the left of 69 degrees 14 minutes 34 seconds and run in a Westerly direction along the lot line of said Lot 1 for a distance of 200.03 feet to an existing iron rebar being a corner of said Lot 1 and being on the Northeast right of way line of Shelby County Road #36; thence turn an angle to the left of 111 degrees 14 minutes 56 seconds and run in a Southeasterly direction along the Northeast right of way line of Shelby County Road #36 for a distance of 25.91 feet to an existing iron rebar set by Weygand and being in the center of an existing 5 foot ditch; thence turn an angle to the left of 58 degrees 39 minutes 04 seconds and run in a Southeasterly direction along the center line of an existing ditch for a distance of 27.44 feet; thence turn an angle to the left of 28 degrees 17 minutes 25 seconds and run in a Northeasterly direction along the center line of a ditch for a distance of 25.21 feet; thence turn an angle to the left of 33 degrees 48 minutes 49 seconds and run in a Northeasterly direction along the center line of a ditch for a distance of 11.21 feet; thence turn an angle to the right of 43 degrees 44 minutes 42 seconds and run in a Northeasterly direction along the center line of said ditch for a distance of 29.76 feet; thence turn an angle to the right of 42 degrees 53 minutes 53 seconds and run in a Southeasterly direction along the

This Instrument Prepared By:
Kris D. Burbank, Esq.
Shunnarah Injury Lawyers
3626 Clairmont Ave.
Birmingham, AL 35222

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100 Sydney Lane
Chelsea, AL 35403

center line of said ditch for a distance of 22.54 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 46 degrees 22 minutes 25 seconds and run in a Northeasterly direction along the center line of said ditch for a distance of 44.47 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 57 degrees 58 minutes 52 seconds and run in a Southeasterly direction for a distance of 50.33 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 60 degrees 05 minutes 27 seconds and run in a Northeasterly direction for a distance of 23.23 feet to an existing iron rebar set by Weygand and being the point of beginning.

Subject to any and all easements, rights of way and restrictions of record. A.R.O. (initials of Grantor)

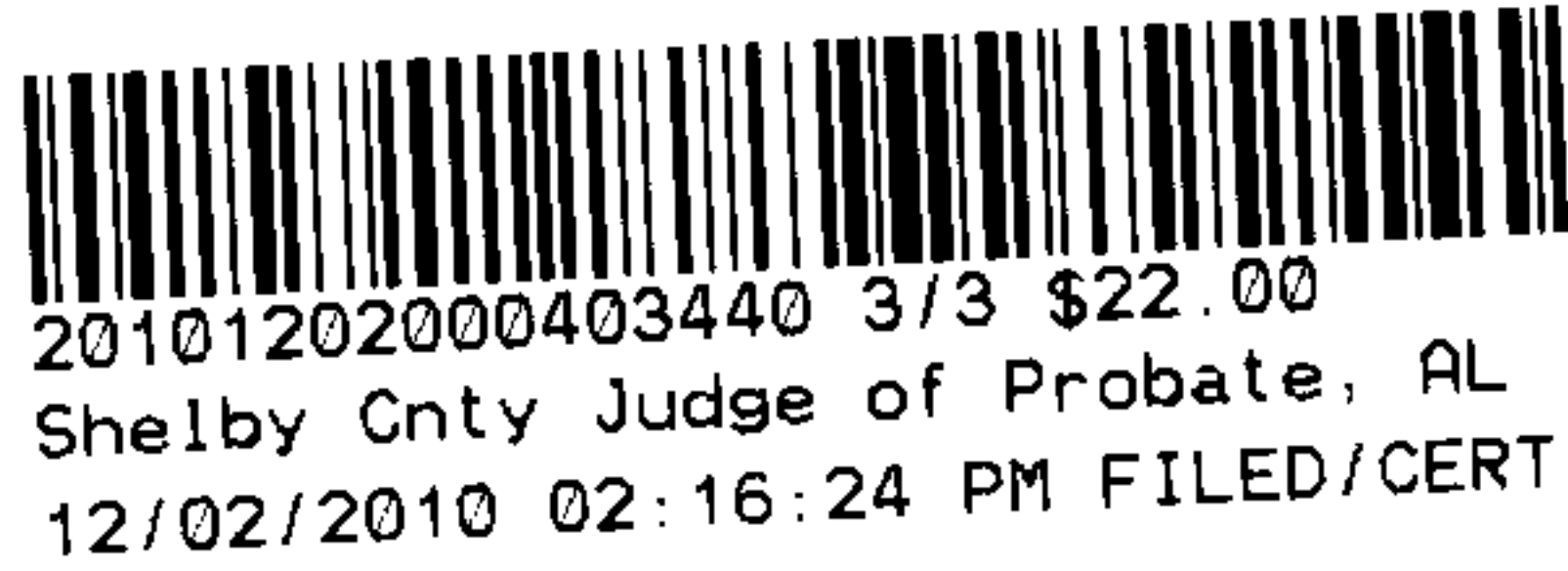
This deed was prepared without the benefit of a title search, and the recording references refer to the records in the Office of the Judge of Probate in Shelby County, Alabama, unless otherwise indicated. A.R.O. (initials of Grantor)

Attorney makes no certification as to title and legal description. A.R.O. (initials of Grantor)

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

A.R.O. (initials of Grantor)

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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. A.R.O. (initials of Grantor)



Given under my hand and seal this the 17 day of Nov., 2010.

Deborah R. O'Dazier
Deborah O'Dazier
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, do hereby certify that *Ms. Deborah O'Dazier* whose name is signed to the foregoing conveyance, and who is personally known to me, pledged before me and my official seal of office, that being informed of the contents of said conveyance, she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 17th day of
NOVEMBER, 2010

Jan Wallace
NOTARY PUBLIC
My Commission Expires: 3/11/14

Address of Grantor(s):

4426 Highway 36
Chelsea, AL 35043

Address of Grantee(s)

100 Sydney Lane
Chelsea, AL 35043

