

This instrument prepared by:
John H. Henson
4647 E Highway 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
Peter Sims
Pamela Sims
5025 Kerry Downs Road
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20101214000419900 1/1 \$24.50
Shelby Cnty Judge of Probate, AL
12/14/2010 02:16:38 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Two Hundred Forty Three Thousand dollars and Zero cents (\$243,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **John S. Marshall and Stephanie P. Marshall, Husband and Wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Peter Sims and Pamela Sims as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 9, Block 4, of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Pages 135 and 136, in the Office of the Judge of Probate of Shelby County, Alabama; LESS AND EXCEPT that part of Lot 9 being more particularly described as follows: Begin at the NE corner of said Lot 9 and run Southerly along the East lot line of said Lot 9, a distance of 113.59 feet thence an angle to the right of 95 degrees 15 minutes 11 seconds and run Westerly along the South line of said Lot 9 a distance of 4.02 feet; thence an angle right of 84 degrees 44 minutes 49 seconds and run Northerly and parallel to the East line of said Lot 9, a distance of 113.22 feet to a point on the Southerly right of way line of Argyle Lane, as recorded in Map Book 5, Pages 135 and 136; thence Easterly along said Southerly right of way line 4.0 feet to the point of beginning.

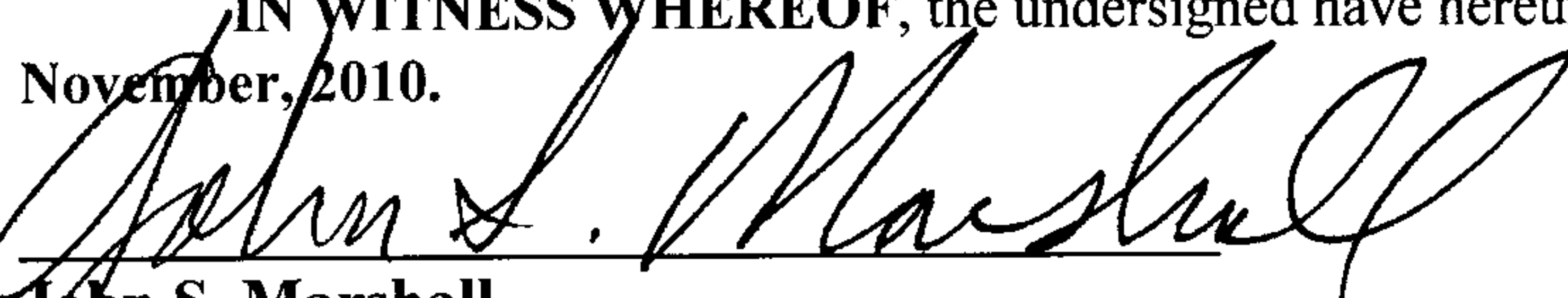
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

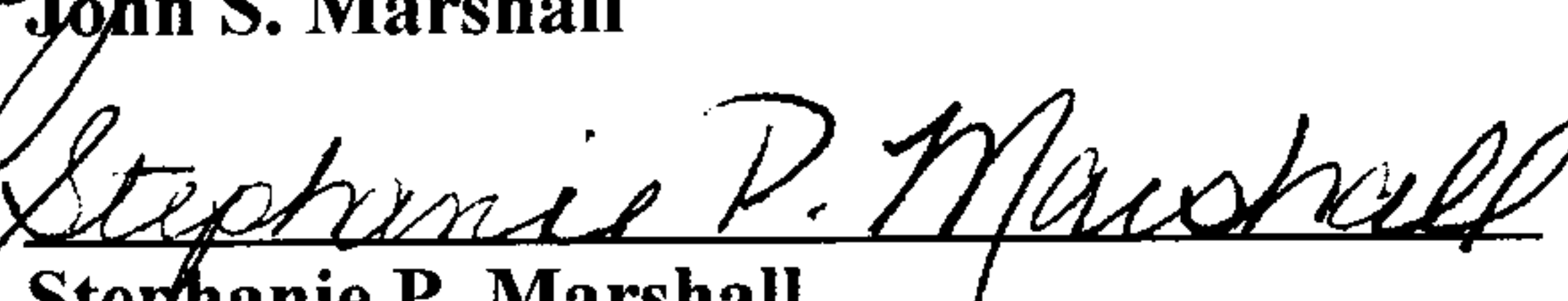
\$230,850.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **23rd day of November, 2010.**


John S. Marshall

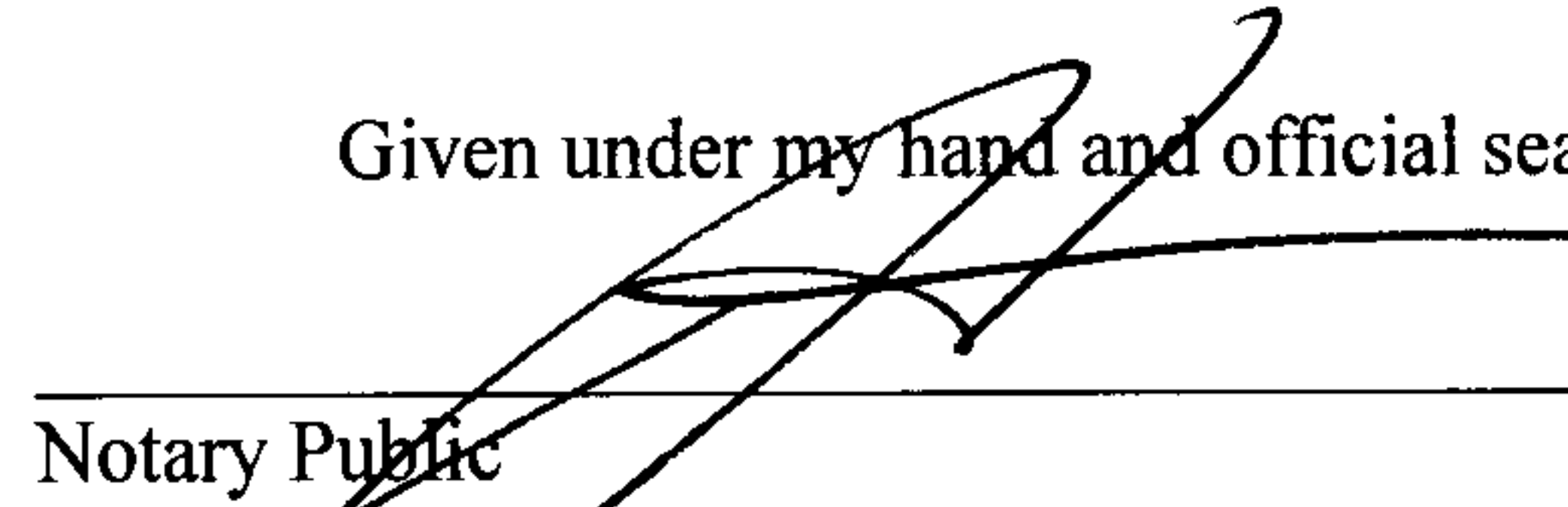

Stephanie P. Marshall

Shelby County, AL 12/14/2010
State of Alabama
Deed Tax: \$12.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John S. Marshall and Stephanie P. Marshall, Husband and Wife**, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **23rd day of November, 2010.**


Notary Public
Commission Expires:

FILE NO: 20102437