



20110425000125640 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
04/25/2011 01:28:49 PM FILED/CERT

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Cheryl D. Sims
Harold W. Sims, II
2602 Mesquite Circle
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$171,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Jonathan D. Williams and Laurisan M. Williams, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cheryl Sims and Harold W. Sims, II, wife and husband (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$166,665.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 15th day of April, 2011.


Jonathan D. Williams

State of Alabama Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Jonathan D. Williams and Laurisan M. Williams, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of April, 2011.

~~Notary Public
Commission Expires: 06/06/11~~



Shelby County, AL 04/25/2011
State of Alabama
Deed Tax: \$4.50



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EXHIBIT "A"
Legal Description

Lot 11-A, according to the resurvey of Lots 10, 11 and 20 through 29, amended Map chaparralFirst Sector, Phase I, as recorded in Map Book 8, Page 93, in the Probate Office of Shelby County, Alabama.