

Send tax notice to:

JAMES LARRY SIMMONS
471 OXFORD WAY
PELHAM, AL, 35124

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2011249

Shelby County, AL 08/09/2011
State of Alabama
Deed Tax: \$51.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Five Thousand Five Hundred and 00/100 Dollars (\$255,500.00) in hand paid to the undersigned, JOHN HARRELL and BABETTE HARRELL, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by JAMES LARRY SIMMONS and BETTY G. SIMMONS, HUSBAND AND WIFE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2625, ACCORDING TO THE SURVEY OF WEATHERLY HIGHLANDS, THE LEDGES - SECTOR 26, PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 2000-14750; 1ST AMENDMENT RECORDED IN INSTRUMENT NO. 20110218000057290 AND 2ND AMENDMENT RECORDED IN INSTRUMENT NO. 20110224000063760, BUT DELETING ANY RESTFRICIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN INSTRUMENT NO. 200608290000422160.

\$204,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 25th day of July, 2011.

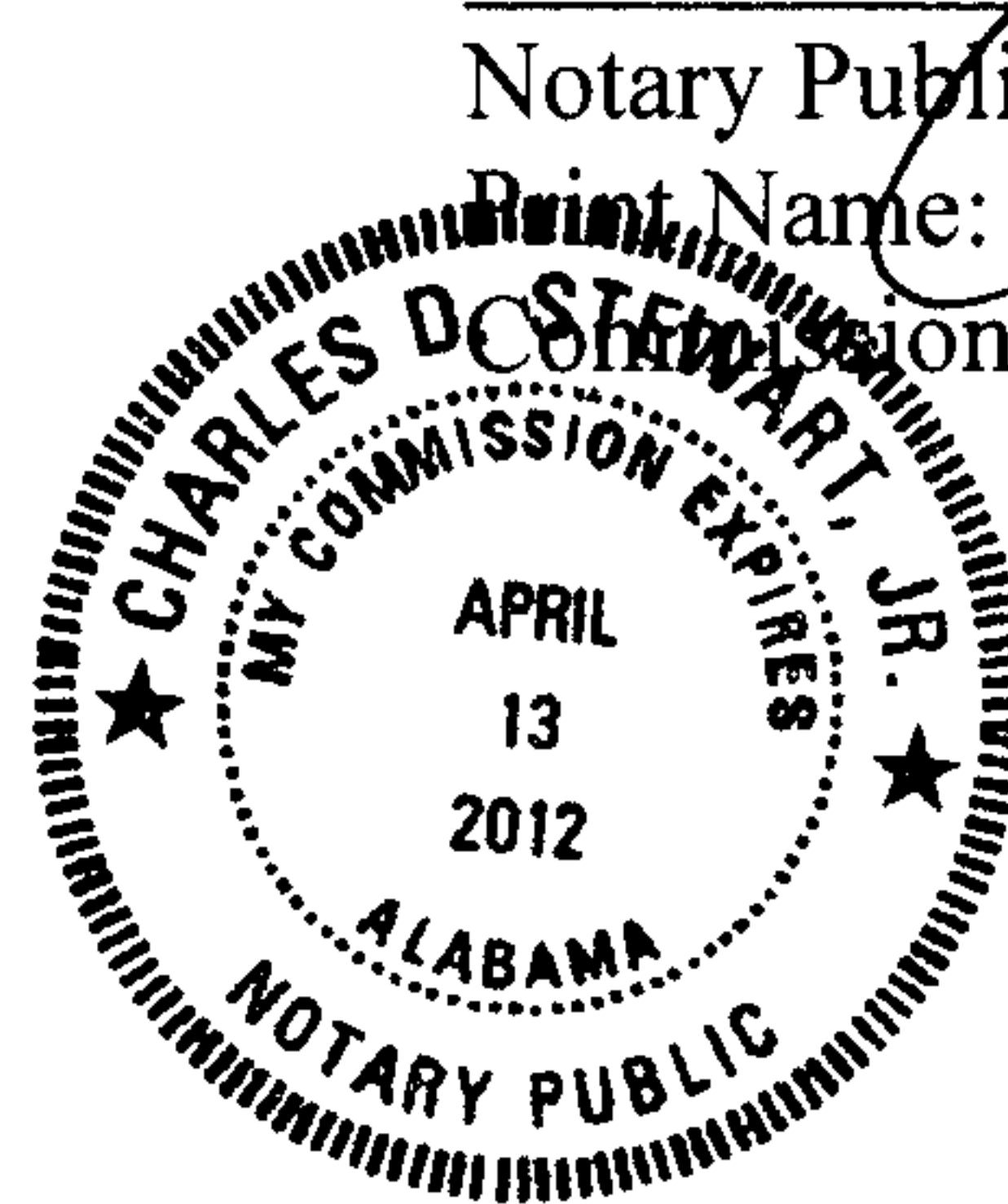

JOHN HARRELL


BABETTE HARRELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JOHN HARRELL and BABETTE HARRELL, whose name is signed to the
foregoing instrument, and who is known to me, acknowledged before me on this day,
that, being informed of the contents of the said instrument, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of July, 2011.



4-13-12