

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

James M. Simons
2760 Highway 25
Wilton, Alabama 35115

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

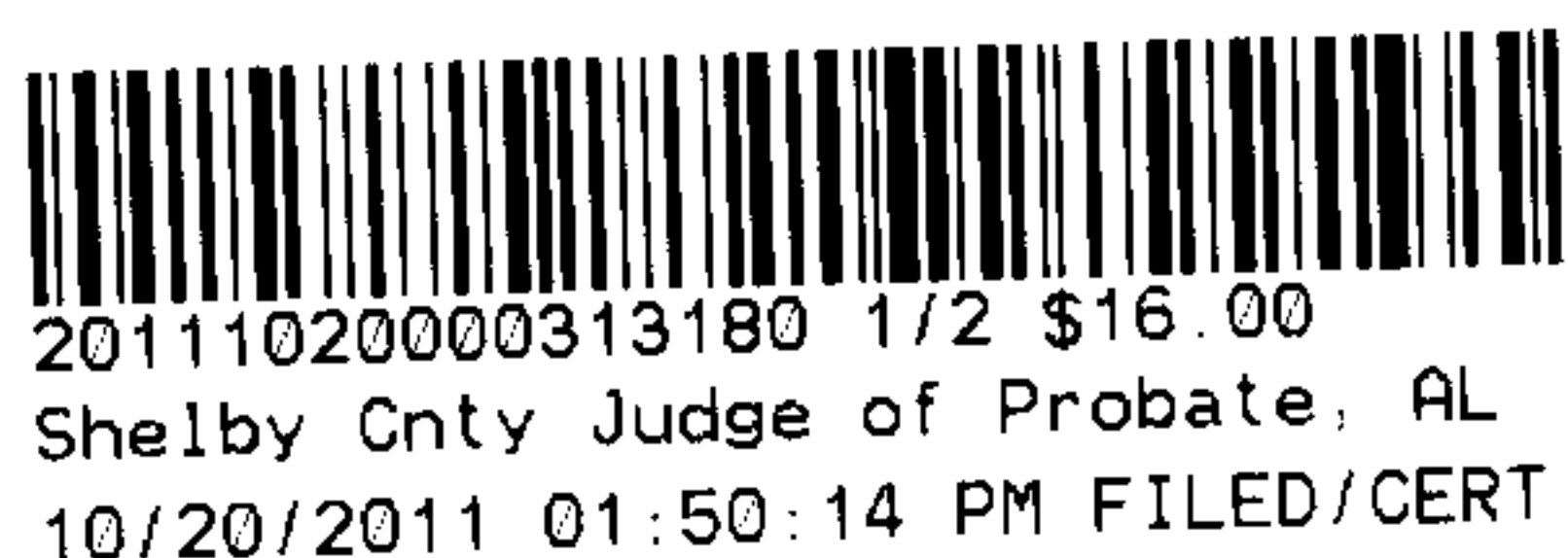
KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **NINETY EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$98,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **LARA G. WILLIAMS and JAMES F. WILLIAMS**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JAMES M. SIMONS and TERISA M. SIMONS**, (herein referred to as "Grantees"), during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Commence at the Southwest corner of the Southwest quarter of the Northwest quarter of Section 9, Township 24 North, Range 12 East, thence run North 87 degrees 22 minutes East along the South boundary of said Southwest quarter of the Northwest quarter, 296.9 feet to the point of beginning; thence North 37 degrees 40 minutes East, 231.43 feet; thence North 52 degrees 25 minutes West, 169.18 feet to a point on the Southeast boundary of Alabama Highway 25; thence North 35 degrees 45 minutes East along said boundary of Alabama Highway 25, 99.61 feet; thence South 53 degrees 24 minutes East, 575.33 feet to a point on the South boundary of said Southwest quarter of the Northwest quarter; thence South 87 degrees 22 minutes West along said South boundary of Southwest quarter of the Northwest quarter, 528 feet to the point of beginning.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.



4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

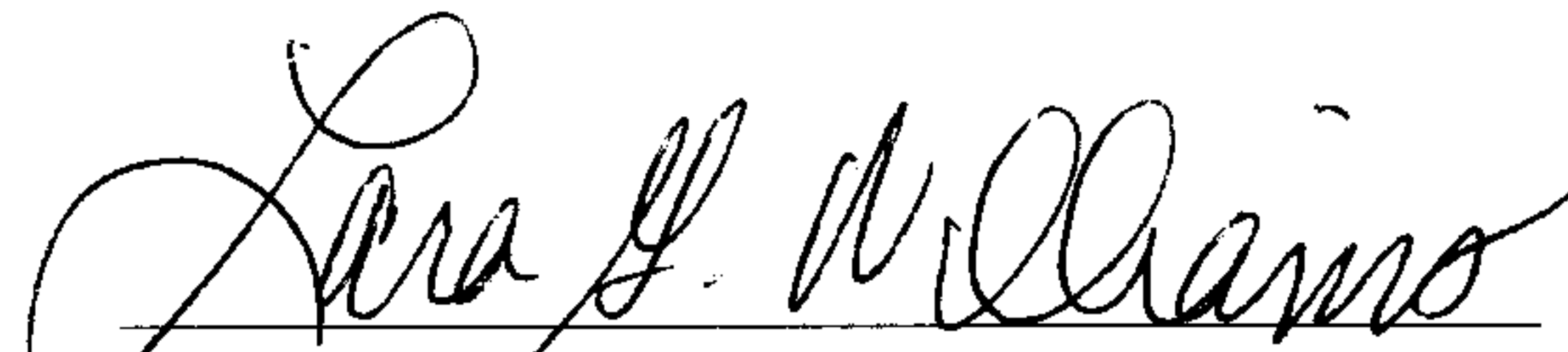
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his/her heirs and assigns forever.

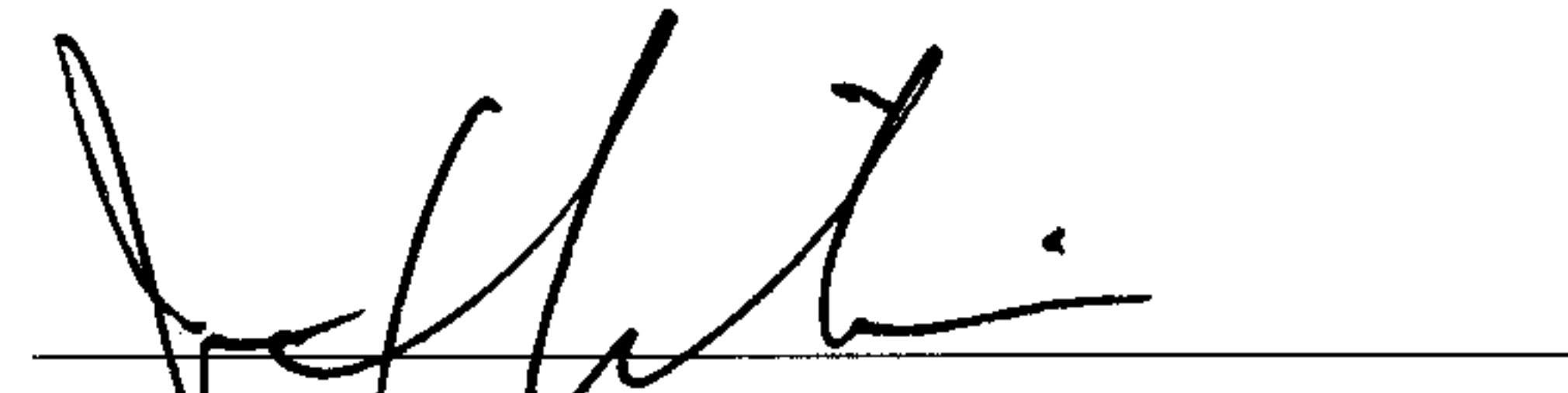
AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of October 14, 2011.

GRANTORS:

20111020000313180 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/20/2011 01:50:14 PM FILED/CERT

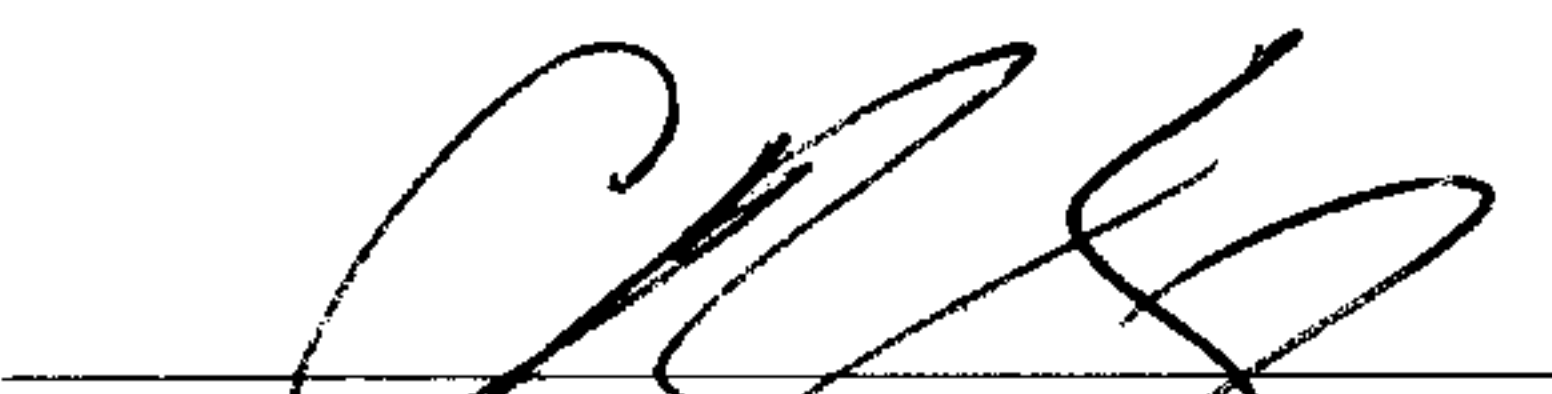

Lara G. Williams


James F. Williams

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Lara G. Williams and James F. Williams, husband and wife, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they/he/she each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of October 14, 2011.


C. Ryan Sparks, Notary Public

[Affix Seal Here]

My Commission Expires: December 18, 2011

