

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

Send Tax Notice To:  
Kaneshia Sims & Warren Hudson  
125 Hidden Creek Parkway  
Pelham, AL 35124

## WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$123,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Shelley Grimmer and Royce King, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kaneshia Sims, an unmarried woman, and Warren Hudson, an unmarried man (herein referred to as 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.**

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$119,881.00 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 11th day of January, 2012.

Shelley Grimmer

Royce King

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Shelley Grimmer and Royce King, whose name is 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 11th day of January, 2012.


*Barbara Wright McSweeney*  
Notary Public  
Commission Expires: *3/5/13*



S12-0001

EXHIBIT "A"  
Legal Description

Lot 136, according to the Survey of Phase One, Hidden Creek, III, as recorded in Map Book 26, Page 13, in the Probate Office of Shelby County, Alabama.

  
20120117000019600 2/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
01/17/2012 12:46:07 PM FILED/CERT

Shelby County, AL 01/17/2012  
State of Alabama  
Deed Tax:\$3.50