

This instrument was prepared by
William G. Barnes
5037 Abbey Lane
Birmingham, Alabama 35215

Send Tax Notice To:
James D. and Cathy L. Simmons
3052 Riverwood Terrace
Birmingham, Alabama 35242

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**


20120716000253480 1/1 \$36.00
Shelby Cnty Judge of Probate, AL
07/16/2012 12:12:57 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE HUNDRED TWELVE THOUSAND AND 00/100 (\$112,000.00)** Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

We, **JAMIE VAUGHN FKA JAMIE L. SIMMONS AND ALEX VAUGHN, WIFE AND HUSBAND**

(herein referred to as grantors) do, grant, bargain, sell and convey unto

JAMES D. SIMMONS AND CATHY L. SIMMONS

(herein referred to as GRANTEES), as joint tenants with right of survivorship the following described real estate situated in
SHELBY County, Alabama, to-wit:

**LOT "G", BLOCK 10, ACCORDING TO THE SURVEY OF AMENDED MAP OF RIVERWOOD 7TH SECTOR, AS
RECORDED IN MAP BOOK 9, PAGE 81, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA.**

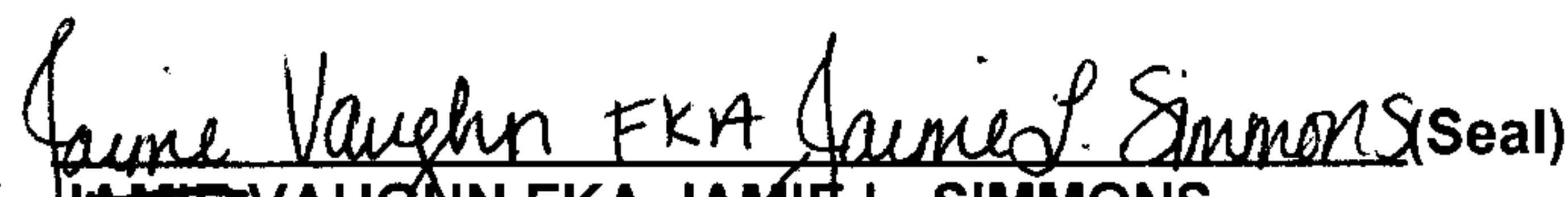
**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS,
ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.**

**\$ 89,600.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY
MORTGAGE LOAN CLOSED SIMULTANESOUSLY HEREWITH.**

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13 day of July, 2012.

JV FKA JLS AV

JAMIE VAUGHN FKA JAMIE L. SIMMONS (Seal)

ALEX VAUGHN (Seal)

**STATE OF ALABAMA
COUNTY OF SHELBY**

JAMIE
 I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JAMIE VAUGHN FKA JAMIE L. SIMMONS AND ALEX VAUGHN, WIFE AND HUSBAND**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13 day of July, 2012.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/15/2015

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 15, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 07/16/2012
State of Alabama
Deed Tax: \$23.00