

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
Benjamin Keith Harris  
Meredith W. Harris  
1017 Colonial Drive  
Alabaster, AL 35007

## WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$191,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Larry J. Sims and Randee R. Sims Husband and Wife, whose mailing address is 1517 Queens Gate, Mableton, GA 30128 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Benjamin Keith Harris and Meredith W. Harris, whose mailing address is 1017 Colonial Drive, Alabaster, AL 35007 (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, the address of which is 1017 Colonial Drive, Alabaster, AL 35007; to-wit:

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

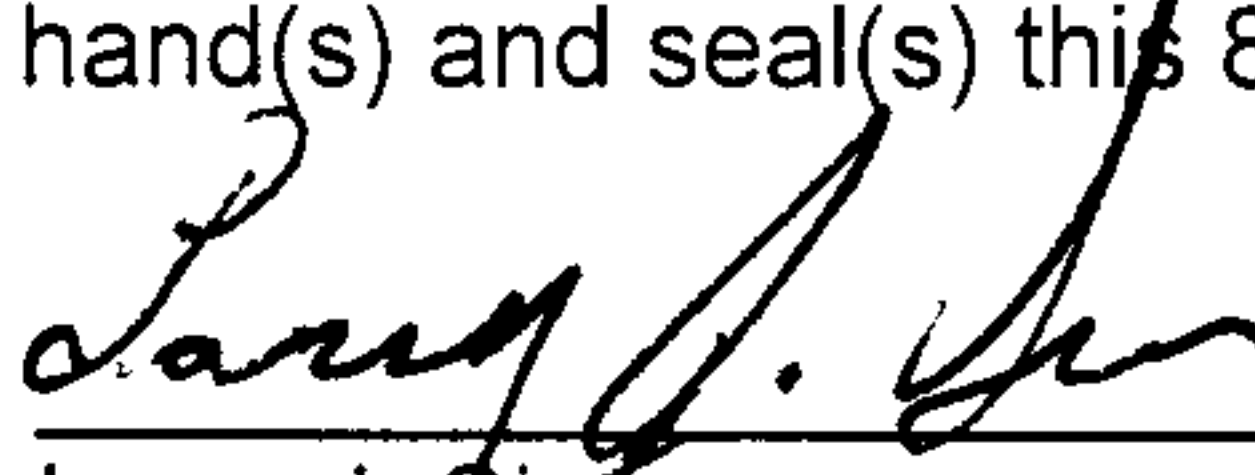
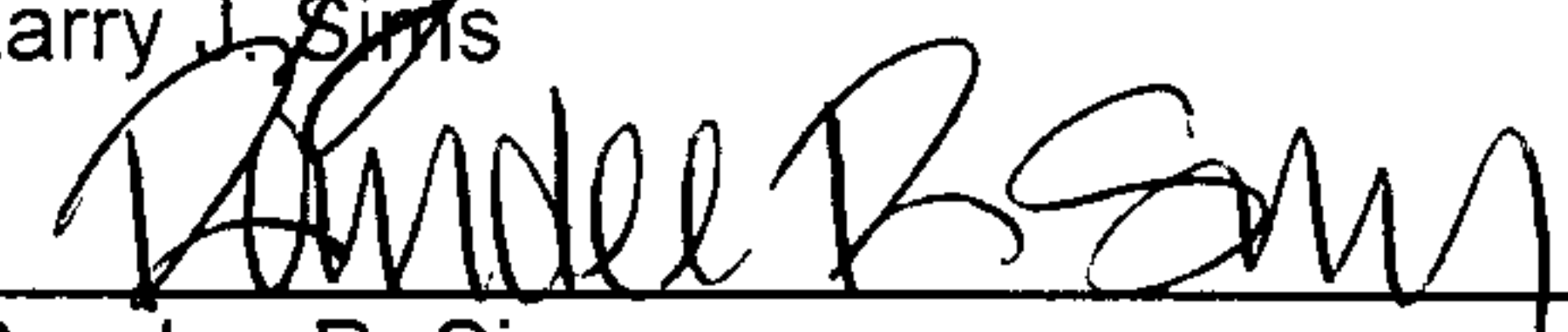
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$181,450.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

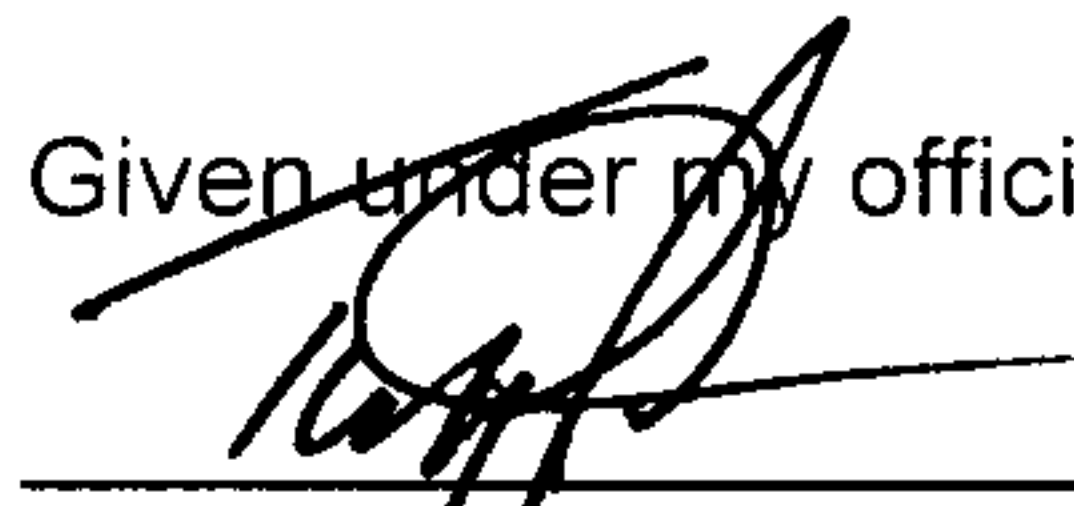
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 8th day of April, 2013.

  
\_\_\_\_\_  
Larry J. Sims  
  
\_\_\_\_\_  
Randee R. Sims

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Larry J. Sims and Randee R. Sims, whose name is signed to the foregoing instrument, and who is 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 8th day of April, 2013.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 10(31)2016



Shelby County, AL 04/26/2013  
State of Alabama  
Deed Tax: \$10.00

S13-0899

EXHIBIT "A"  
Legal Description

Lot 90, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, page 84 A & B, in the Probate Office of Shelby County, Alabama.



20130426000169830 2/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
04/26/2013 11:20:58 AM FILED/CERT

S13-0899