

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:
Sterling H. Sims & Carolyn J. Sims
360 Chesser Park Drive
Chelsea, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)



20140721000222580 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/21/2014 11:09:21 AM FILED/CERT

That in consideration of \$151,500.00, 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 Ralph B. Marshall and Madeleine N. Marshall, husband and wife, whose mailing address is 515 GLADE FERN CT; SARASOTA, FL 34238 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sterling H. Sims and Carolyn J. Sims, whose mailing address is 360 Chesser Park Dr., Chelsea, AL 35043 (herein referred to 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 360 Chesser Park Dr., Chelsea, AL 35043; 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: \$154,757.00 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 14th day of JULY, 2014.

Ralph B. Marshall
Ralph B. Marshall

Madeleine N. Marshall
Madeleine N. Marshall

State of Maine
Hancock County

I, The Undersigned, a notary for said County and in said State, hereby certify that Ralph B. Marshall and Madeleine N. Marshall, 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 14th day of July, 2014.


Cynthia Murphy
Notary Public
Commission Expires:

CYNTHIA L MURPHY
MY COMMISSION EXPIRES
NOVEMBER 20, 2014

EXHIBIT "A"
Legal Description

Lot 59, according to the Survey of Cottages at Chesser, Phase I, recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Cottage at Chesser Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20040511000248910, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").


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