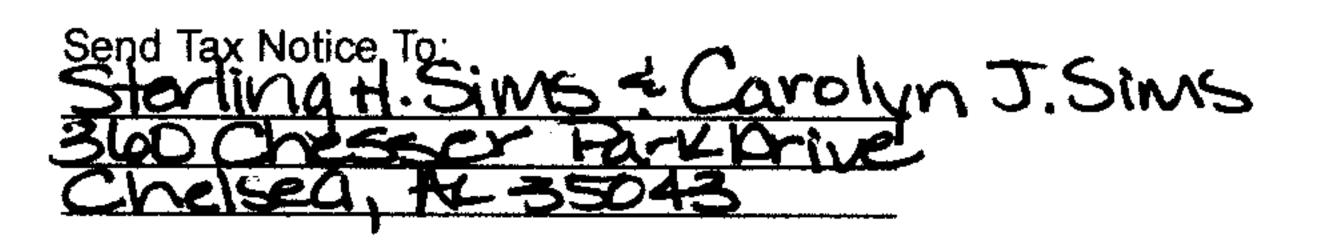
This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027



WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)		20140721000222580 1/2 \$18.00
SHELBY COUNTY) KNOW ALL MEN BY T	HESE PRESENTS	Shelby Chty Judge of Probate, AL 07/21/2014 11:09:21 AM FILED/CERT
That in consideration of \$151,500.0 parties hereto, to the undersigned greceipt whereof is acknowledged, I whose mailing address is _5115 creferred to as grantor, whether one Carolyn J. Sims, whose mailing address or more), as joint tenants with right	rantor (whether one or more), respectively. The Common self and Marshall and Marshall and Marshall and Marshall and Marshall and Common self and South	hand paid by the gradeleine N. Marshall, ALASON FL. and convey unto Sterling (herein referred to	rantee herein, the husband and wife, (herein ing H. Sims and orantee, whether one
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 restrictions, reserv	for the current year and subse ations, conditions, and easeme neral rights leased, granted or	ents of record.	ners.
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) said GRANTEES, their heirs and ass they are free from all encumbrances convey the same as aforesaid; that I and defend the same to the said GR persons.	gns, that I am (we are) lawfully unless otherwise noted above (we) will and my (our) heirs, e	y seized in fee simple e; that I (we) have a g xecutors and adminis	of said premises, that good right to sell and strators shall warrant
Note; \$154,757.00 of this purchase recorded simultaneously herewith.	price is being paid by the proce	eds of a first mortga	ge loan executed and
IN WITNESS WHEREOF, I (we) have	hereunto set my hand(s) and s	eal(s) this/14 day of	f JUY, 2014.
	Rainh Bridge Madeleine N		Marken
State of Maine Hancock County			
I, The Undersigned, a notary for said Madeleine N. Marshall, whose name acknowledged before me on this day same voluntarily on the day the same	is signed to the foregoing instr that, being informed the conte bears date	ument, and who is known that the standard instrument of said instruments.	nown to me.
Given under my official hand and sea Cynthea Marphy Notary Public Commission Expires:	this the 14 day of July	_, 2014.	

CYNTHIA L MURPHY
MY COMMISSION EXPIRES
NOVEMBER 20, 2010

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").