

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:

Scott Rhodes

Melinda Rhodes

136 Heather Ridge Dr.
Pelham AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$215,000.00, 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 Virginia M. Sims f/k/a Virginia M. Ray and Husband Jeffrey Sims. Virginia M. Sims f/k/a Virginia M. Ray is the Surviving Grantee of that certain Deed recorded in Instrument # 1994-22874 the other grantee, Florence M. Mathis, having died on or about January 11, 2012, whose mailing address is 2915 Browning Road Bessemer AL 35022 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Scott Rhodes and Melinda Rhodes, whose mailing address is 136 Heather Ridge Dr. Pelham AL 35124 (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 136 Heather Ridge Drive, Pelham, AL 35124; 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; \$211,105.00 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 31st day of July, 2014.

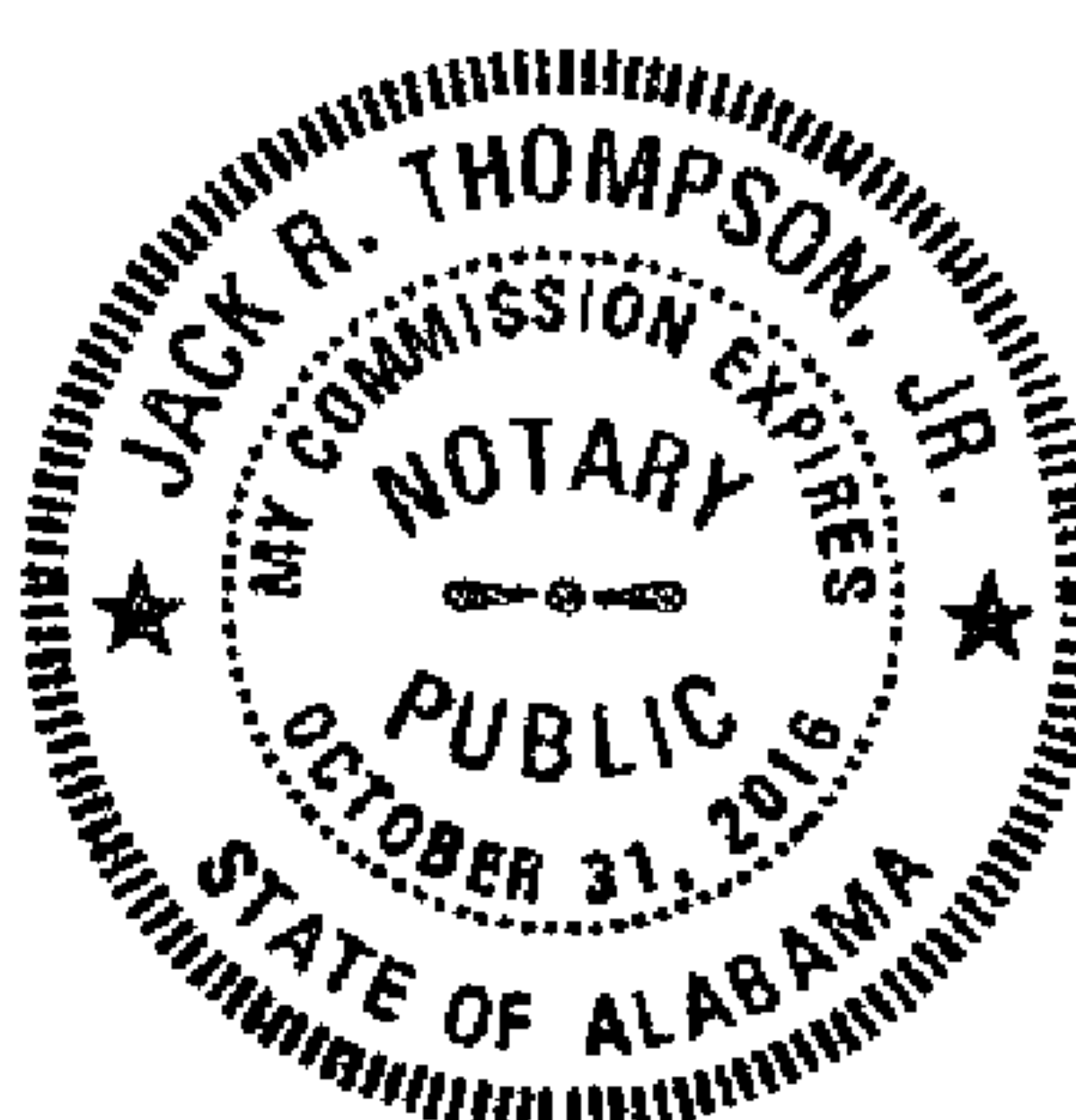
Virginia M Sims
Virginia M. Sims
Jeffrey Sims
Jeffrey Sims

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Virginia M. Sims and Jeffrey 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 31st day of July, 2014.

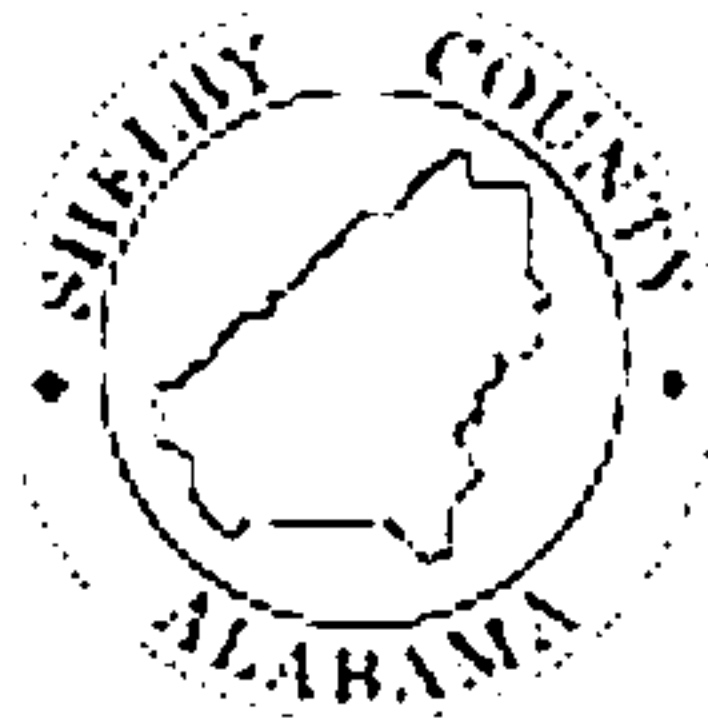
[Signature]
Notary Public
Commission Expires: 10/31/2016



S14-2072HUD

EXHIBIT "A"
Legal Description

Lot 54, according to the Map and Survey of Heather Ridge, First Addition, Phase II, as recorded in Map Book 17, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/12/2014 10:04:22 AM
\$21.00 JESSICA
20140812000251310

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name and title.