

This instrument was prepared by:
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Birmingham, AL 35243
Phone (205) 443-9027

20141002000310060
10/02/2014 03:50:23 PM
DEEDS 1/2

Send Tax Notice To:
Brenda W. Sims, Susan S. Schuman
Adam C. Sims
119 Arbor Place
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$170,000.00, 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 Jennifer J. Bellanca a single person, whose mailing address is 600 Rosebury Rd. Helena, AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brenda W. Sims, Susan S. Schuman and Adam C. Sims, whose mailing address is 119 Arbor Place Helena, AL 35080 (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 119 Arbor Place, Helena, AL 35080; 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; \$ — 0 — 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 23rd day of September, 2014.

Jennifer J. Bellanca
Jennifer J. Bellanca

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jennifer J. Bellanca, 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, She executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 23rd day of September, 2014.

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

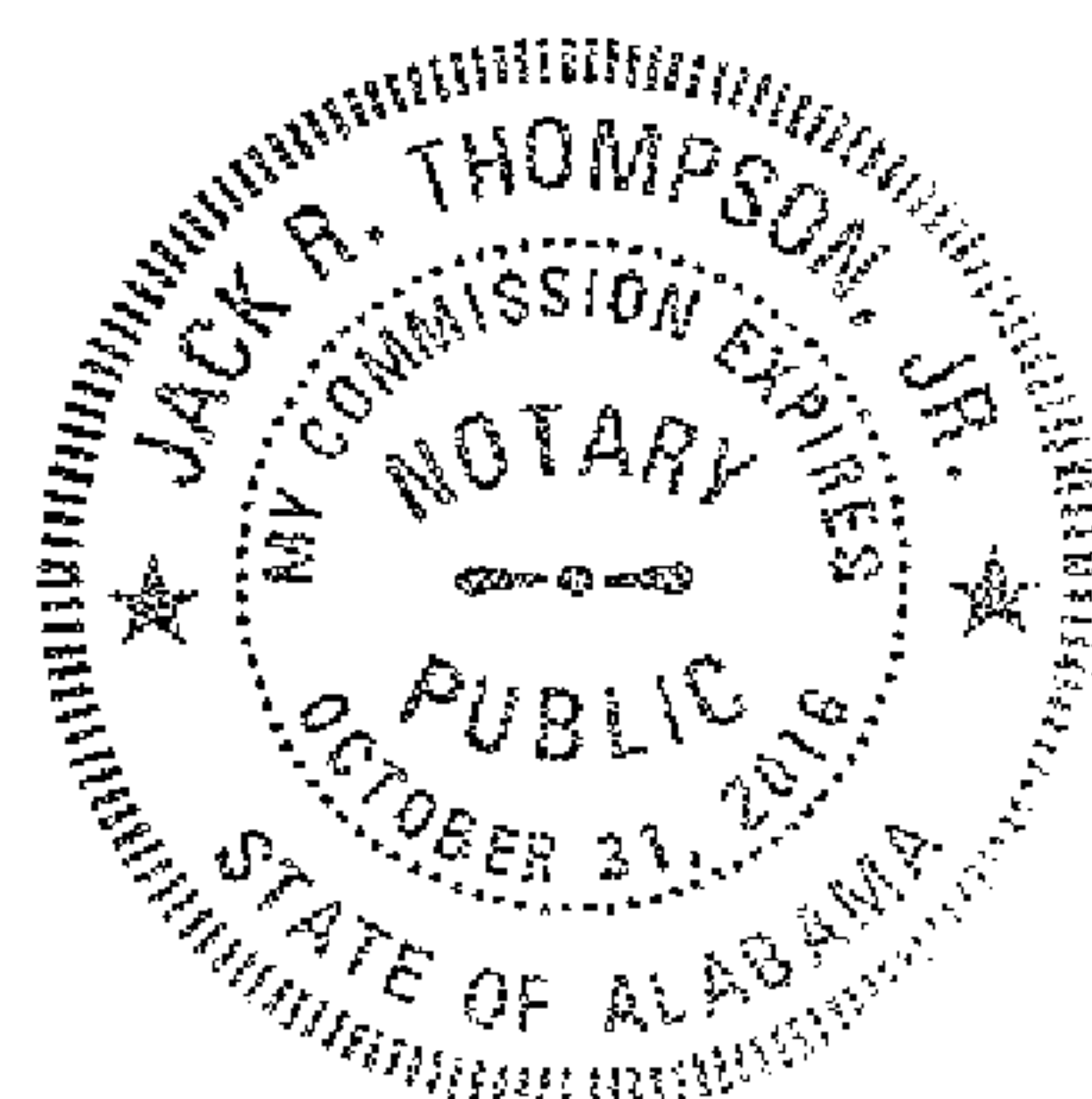


EXHIBIT "A"
Legal Description

Lot 103, according to the Survey of Hillsboro Subdivision, Phase III as recorded in Map Book 39, Page 123-A, Page 123-B and Page 123-C 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
10/02/2014 03:50:23 PM
\$187.00 CHERRY
20141002000310060

A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.