

20150209000041690 1/1 \$18.00
Shelby Cnty Judge of Probate, AL
02/09/2015 12:51:23 PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Ashley S. Hicks
Byron K. Hicks, Jr.
919 7th Avenue NW
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$199,900.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Jeremy Sims** and wife, **Tiffanni Sims** , (herein referred to as Grantors) do grant, bargain, sell and convey unto **Ashley S. Hicks and Byron K. Hicks, Jr.** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 54, according to the Survey of Hamlet, 7th Sector as recorded in Map Book 9, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.

Jeremy Sims and Jeremy Daniel Sims are one and the same person.
Tiffanni Sims and Tiffanni Amber Sims are one and the same person.

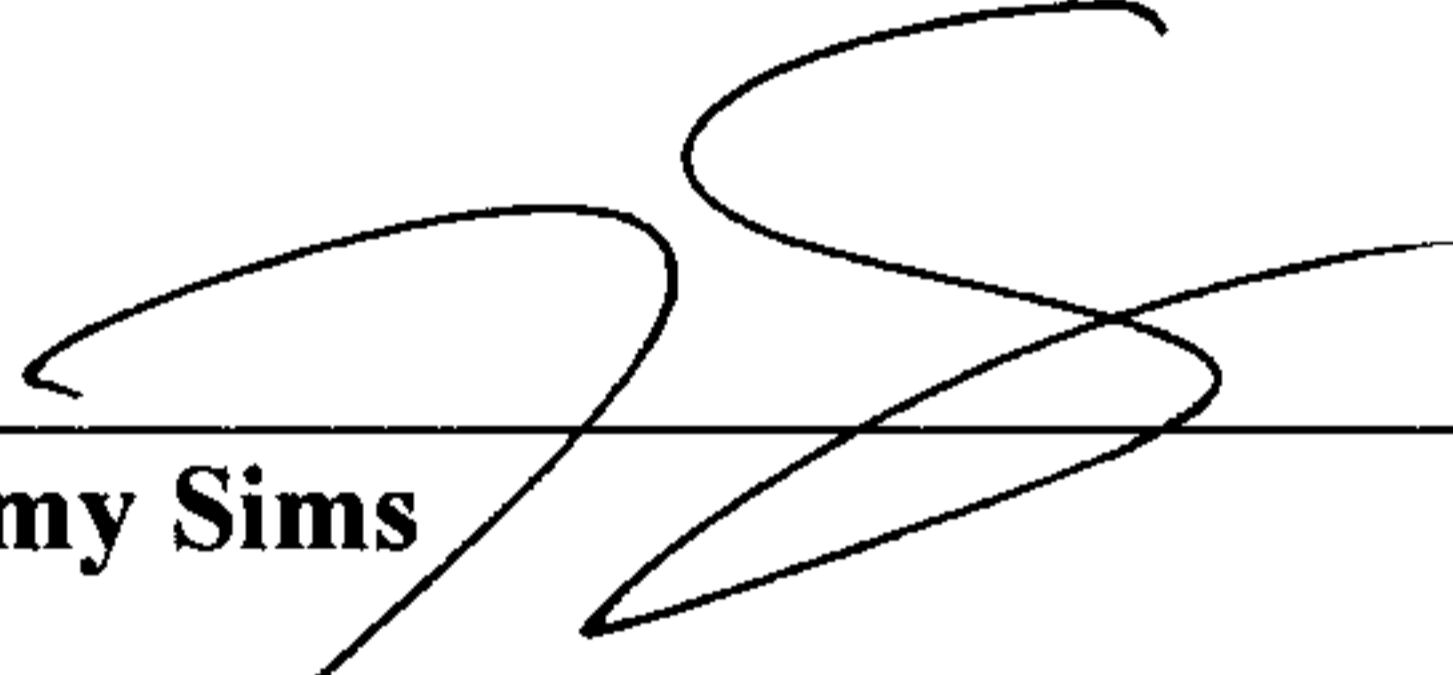
\$196,278.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

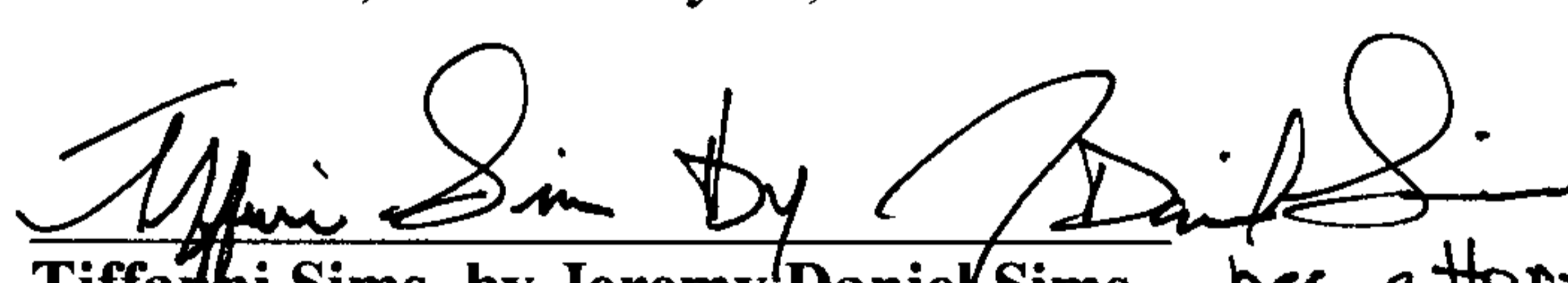
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this January 30, 2015.



Jeremy Sims



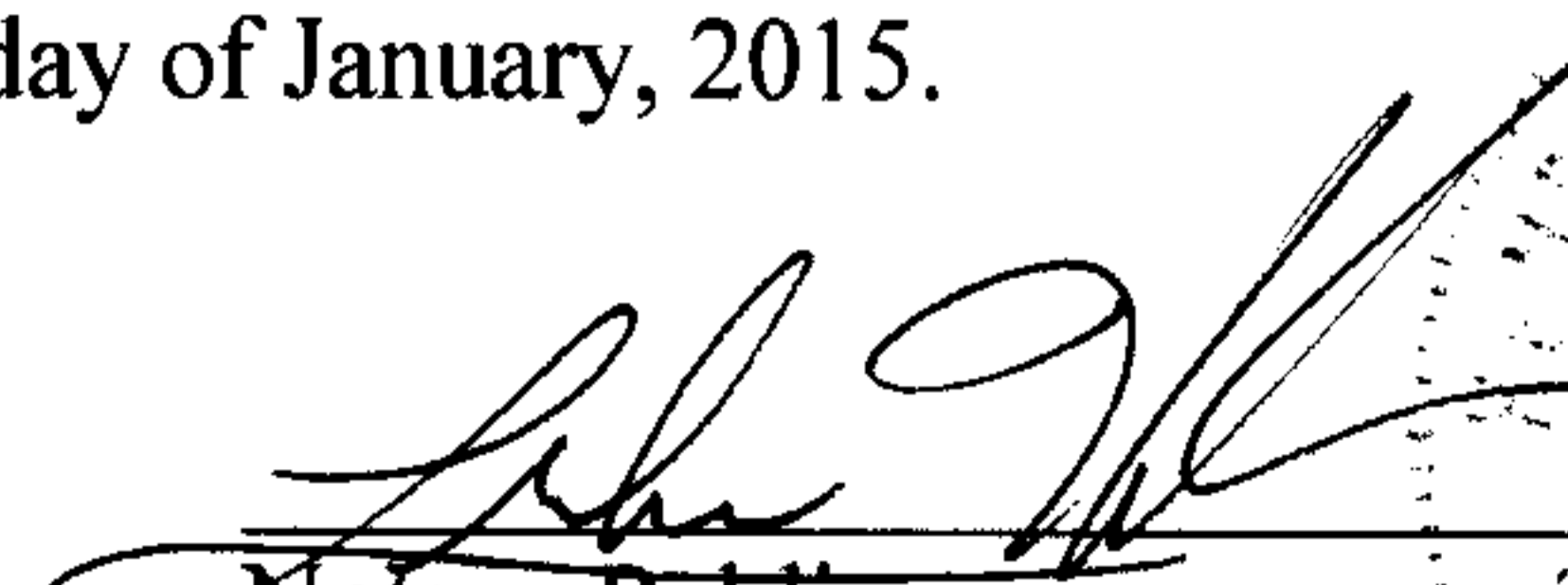
Tiffanni Sims, by Jeremy Daniel Sims her attorney
her Attorney in Fact in fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Jeremy Sims, individually and as Attorney in Fact for Tiffanni Sims, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily, individually, and acting within the scope and power of said power of attorney, in his capacity as Attorney in Fact for Tiffanni Sims on the day the same bears date.

Given under my hand and seal this the 30th day of January, 2015.

My Commission Expires:7/26/16
{AFFIX SEAL}
Grantor's Address:
211 Gardenside Drive
Alabaster, AL 35007
Property Address:
919 7th Avenue NW
Alabaster, AL 35007



Notary Public

Shelby County, AL 02/09/2015
State of Alabama
Deed Tax:\$4.00