

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Nelson R. Bailey and Jane L. Bailey
100 Holland Cove
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty Thousand And No/100 Dollars (\$180,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Apryl Bragg Simmons, formerly known as Apryl S. Bragg, and husband Paul Stanley Simmons, II (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nelson R. Bailey and Jane L. Bailey (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 103, according to the Final Plat of Holland Lakes, Sector One, as recorded in Map Book 34, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument No. 20050425000196100, in the Probate Office of Shelby County, Alabama (the "Declaration").

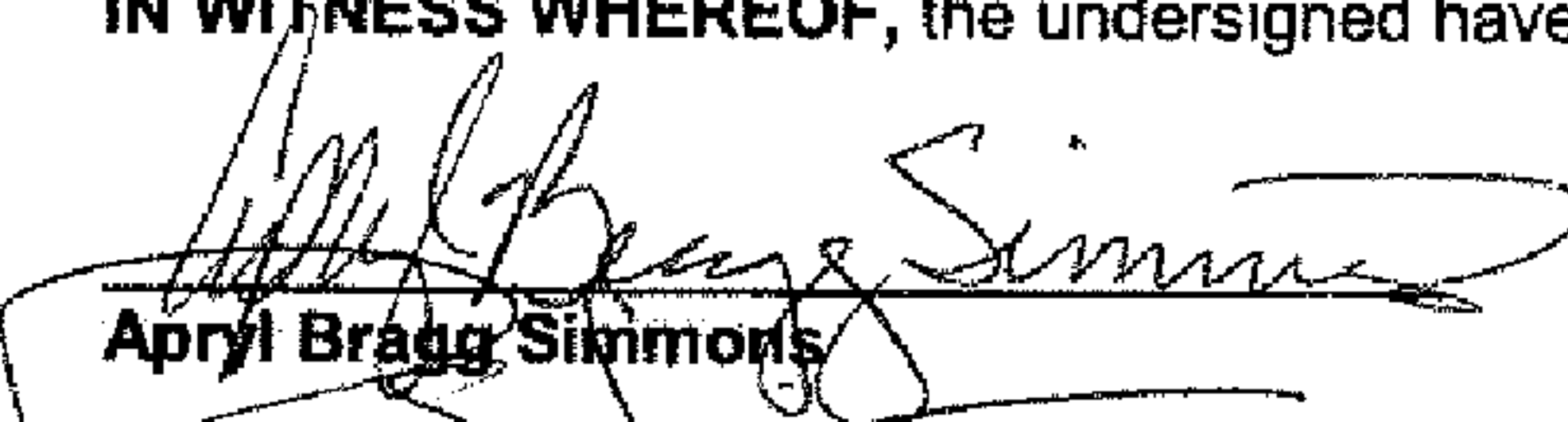
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 24, 2015.


Apryl Bragg Simmons


Paul Stanley Simmons, II

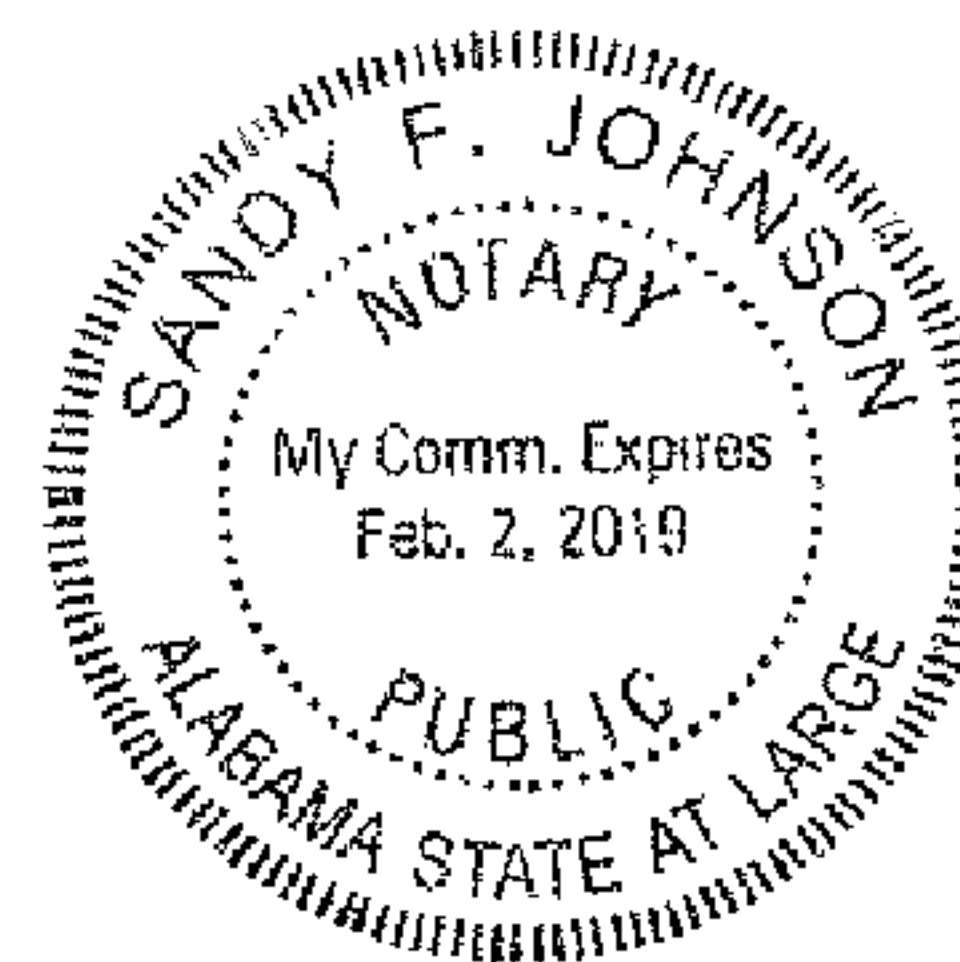
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Apryl Bragg Simmons and Paul Stanley Simmons, II, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 24th day of July, 2015.


Notary Public
My commission expires:

FILE NO.: TS-1501698



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Apryl Bragg Simmons	Grantee's Name	Nelson R. Bailey and Jane L. Bailey
Mailing Address	100 Holland Cove Pelham, AL 35124	Mailing Address	410 Valley View Lane Indian Springs, AL 35124
Property Address	100 Holland Cove Pelham, AL 35124	Date of Sale	July 24, 2015
		Total Purchase Price	\$180,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Apryl Bragg Simmons, 100 Holland Cove, Pelham, AL 35124.

Grantee's name and mailing address - Nelson R. Bailey and Jane L. Bailey, 410 Valley View Lane, Indian Springs, AL 35124.

Property address - 100 Holland Cove, Pelham, AL 35124

Date of Sale - July 24, 2015.

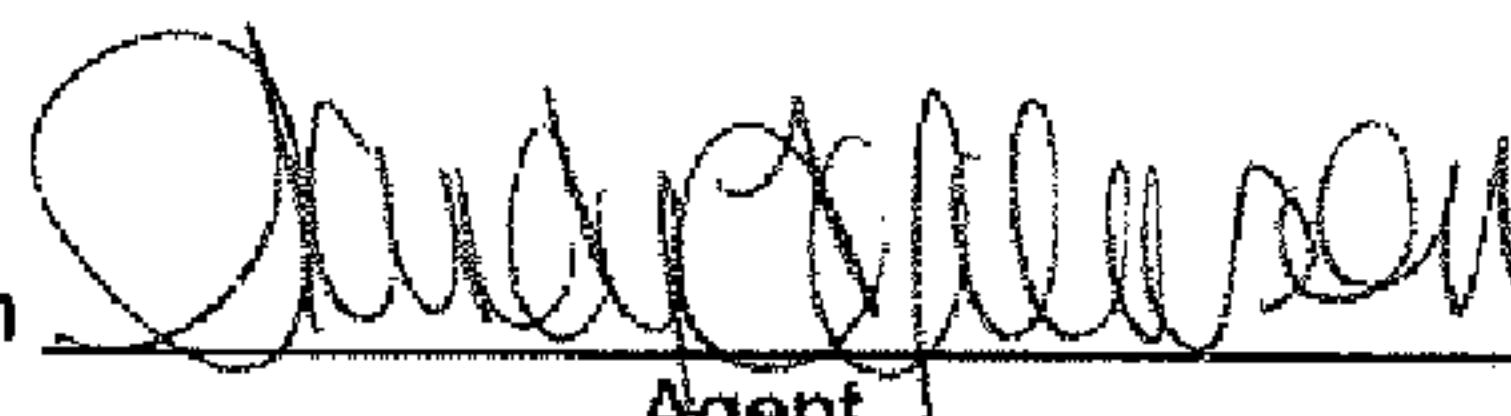
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: July 24, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/29/2015 03:04:20 PM
\$197.00 DEBBIE
20150729000260200

