

Send tax notice to:
DAVID L. SIMS, JR.
200 WEST WILLOW CIRCLE
CALERA, AL 35040

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016145

WARRANTY DEED

20160404000107650
04/04/2016 11:24:59 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Eight Thousand Eight Hundred and 00/100 Dollars (\$178,800.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DAVID G. COMER and CHRISTINA I. COMER, HUSBAND AND WIFE whose mailing address is: 304 Hwy 310, Calera, AL 35040 (hereinafter referred to as "Grantors") by DAVID L. SIMS, JR. AND LAUREN A. SIMS whose property address is: 200 WEST WILLOW CIRCLE, CALERA, AL, 35040 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 11, ACCORDING TO THE SURVEY OF MARENGO SUBDIVISION, SECTOR ONE, AS RECORDED IN MAP BOOK 22, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY.

SUBJECT TO:

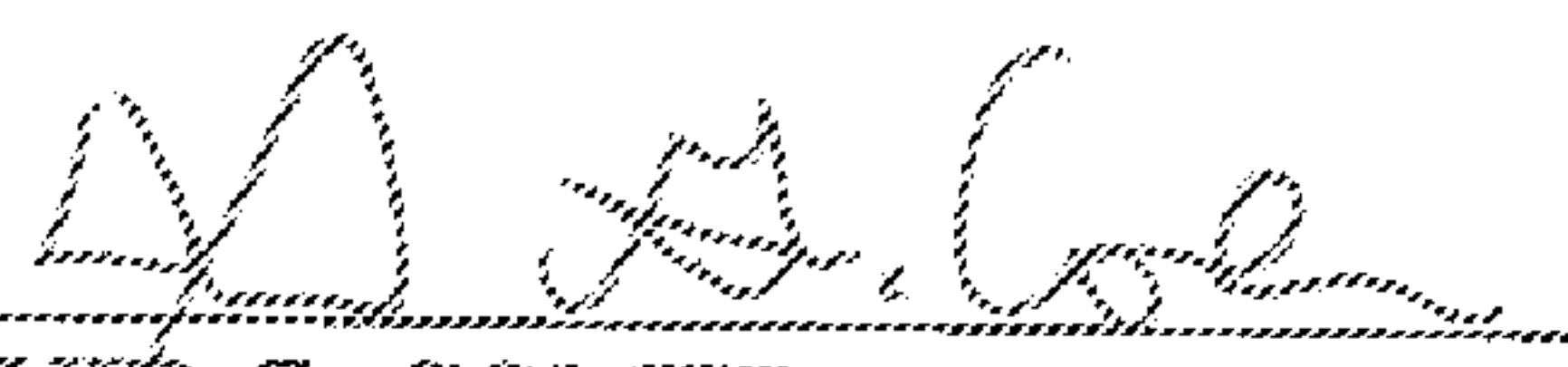
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. Such state of facts as shown on plat of Marengo Subdivision Sector One, as recorded in Map book 22, Page 123, in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1997-21472 and Instrument #2000-01164 and any amendments thereto, in the Probate Office of Shelby County, Alabama.
5. By Law of Marengo Home Owners Association, Inc. as recorded in Instrument #20070413000172130.
6. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 121, Page 464 and Deed Book 188, Page 43 and Deed Book 80, Page 195 in the Probate Office of Shelby County, Alabama.
7. Easement to Bell South Telecommunications as recorded in Instrument No. 1997-38301 through 38310 Inclusive, in the Probate Office of Shelby County, Alabama.

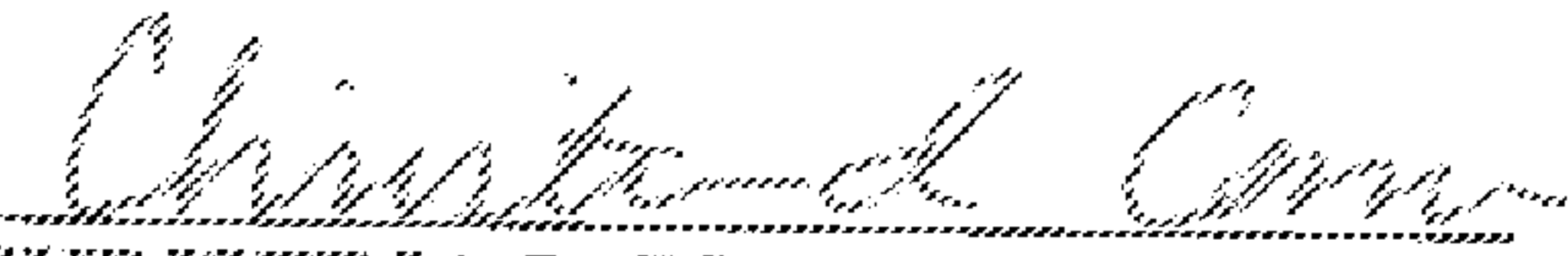
8. Release of damages as recorded in Instrument No. 1998-52028 and Instrument No. 1998-10836 in the Probate Office of Shelby County, Alabama.

\$169,860.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of March, 2016.

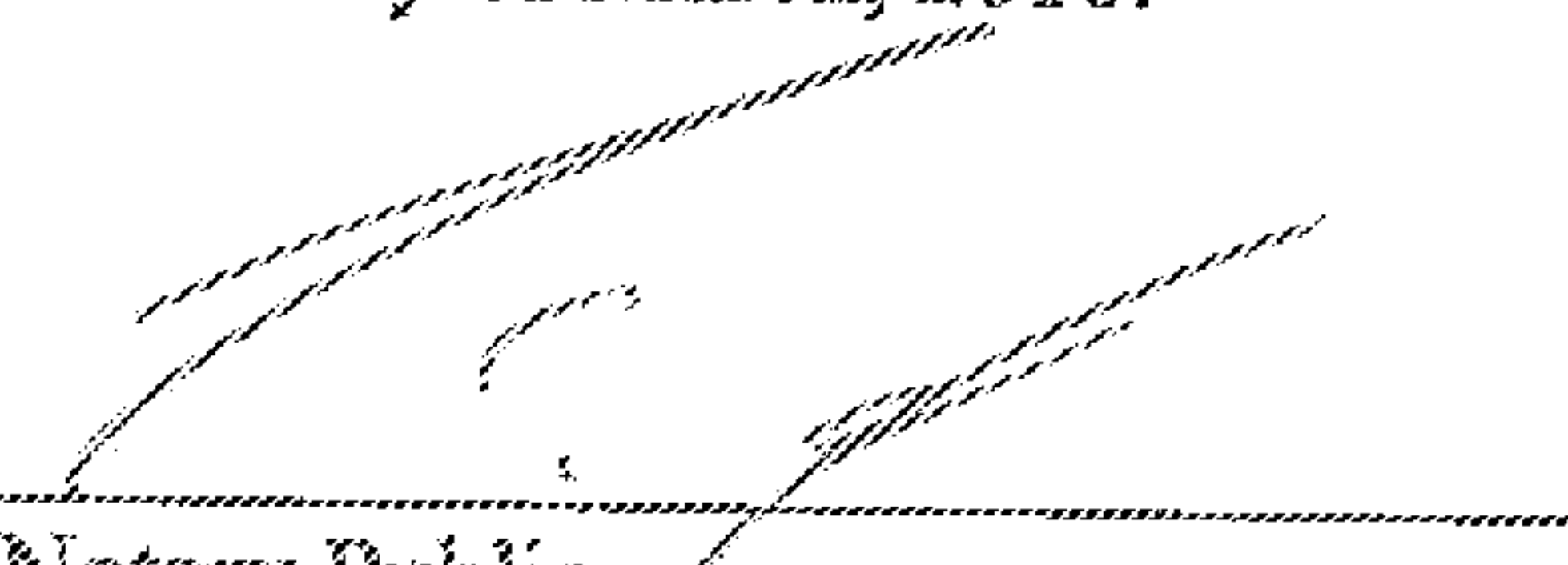

DAVID G. COMER


CHRISTINA I. COMER

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 31st day of March, 2016.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2016 11:24:59 AM
\$26.00 CHERRY
20160404000107650

