



20170717000255240 1/2 \$313.00
Shelby Cnty Judge of Probate, AL
07/17/2017 01:26:46 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
JOHN B. SIMS and SUSAN CHARLENE SIMS
3316 SHETLAND TRACE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED NINETY FIVE THOUSAND AND NO/100 DOLLARS (\$295,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, BYRON LOUIS HENRY and wife, LORI HENRY, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JOHN B. SIMS and SUSAN CHARLENE SIMS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lots 5 and 6, in Block 9, according to the Map of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5 pages 135 and 136, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2017, which are a lien but not yet due and payable until October 1, 2017.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 5 page 86, Misc. Book 5 page 628 and amended in Book 374 page 556 in the Probate Office.
3. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 109 page 293, Deed Book 126 page 343, Deed Book 146 page 381, Deed Book 176 page 68, Deed Book 184 page 166, Deed Book 141 page 298, Deed Book 145 page 387, Deed Book 281 page 497 and Deed Book 283 page 208 in the Probate Office.
4. A 15 foot drainage and utility easement along the along the Northerly lot line of Lot 6 and a 10 foot easement along the sides of Lots 5 and 6 and along the rear of Lots 5 and 6 as shown on recorded Map Book 5 page 135 in the Probate Office.
5. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Misc. Book 5 page 625 and Misc. Book 5 page 626 in the Probate Office.
6. Articles of Incorporation of Kerry Downs Homeowners Association, Inc., as recorded in Book 42 page 549 in the Probate Office.

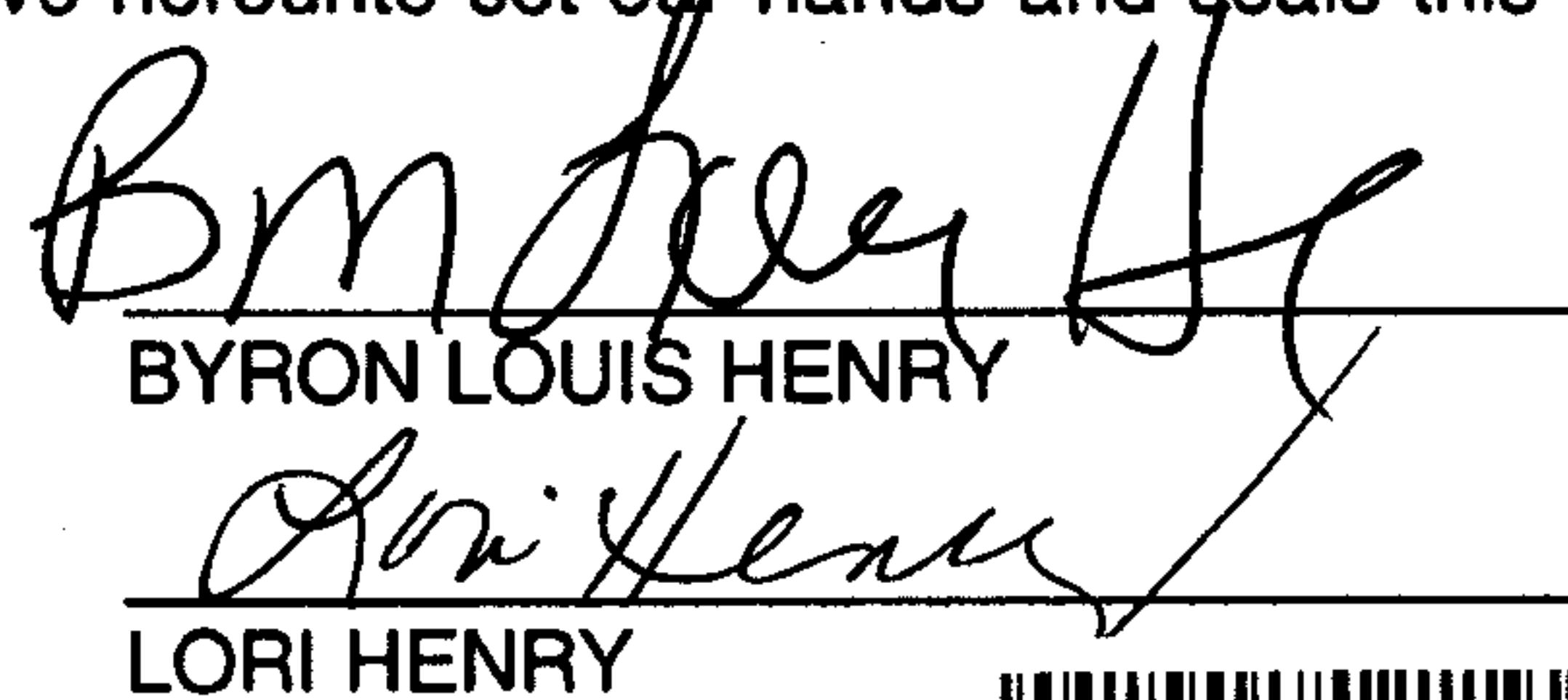
\$236,000.00 OF THE HEREINABOVE STATED CONSIDERATION WAS PAID FROM A PURCHASE MONEY MORTGAGE OF EVEN DATE AND FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the 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 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12TH day of JULY, 2017.


BYRON LOUIS HENRY
LORI HENRY



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STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that BYRON LOUIS HENRY and wife, LORI HENRY, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12TH day of JULY, 2017.




NOTARY PUBLIC
My Commission Expires: 2-2-20

Grantor's Name:
BYRON LOUIS HENRY and wife, LORI HENRY
Mailing Address:
4975 Freewill Rd
Quinton, AL 35130

Property Address:
3316 Shetland Trace
Birmingham, AL 35242

Grantee's name:
JOHN B. SIMS and SUSAN CHARLENE SIMS
Mailing Address:
3316 SHETLAND TRACE
BIRMINGHAM, ALABAMA 35242

Date of Sale: JULY 12TH, 2017
Total Purchase Price: \$295,000.00
or
Actual Value
or
Assessor's Market Value

Bill of Sale
 Sales Contract
 Closing Statement

Front of Foreclosure Deed
 Appraisal
 Other _____