

WARRANTY DEED

20170817000299410
08/17/2017 02:44:21 PM
DEEDS 1/8

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

Send Tax Notice To:
William Casson Hansford, Jr.
5840 Cahaba Valley Road
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Fifty Five Thousand and 00/100 Dollars (\$355,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Estate of Susan Marie Sims, Deceased, Probate Case No. PR 2016-000258, by and through Virgil M. Sims, Jr., its Personal Representative, Virgil M. Sims, Jr., a married man, Robert Allen Sims, a married man, Johnny M. Sims, an unmarried man, David L. Sims, an unmarried man** (herein referred to as Grantors) do grant, bargain, sell and convey unto **William Casson Hansford, Jr.** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See attached Exhibit "A"

Said property is not the home stead of the Grantors, nor the Grantor's spouses.

\$337,250.00 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 Grantee, his heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Estate of Susan Marie Sims, Deceased, Probate Case No. PR 2016-000258, by its Personal Representative, Virgil M. Sims, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this 27 day of July, 2017.

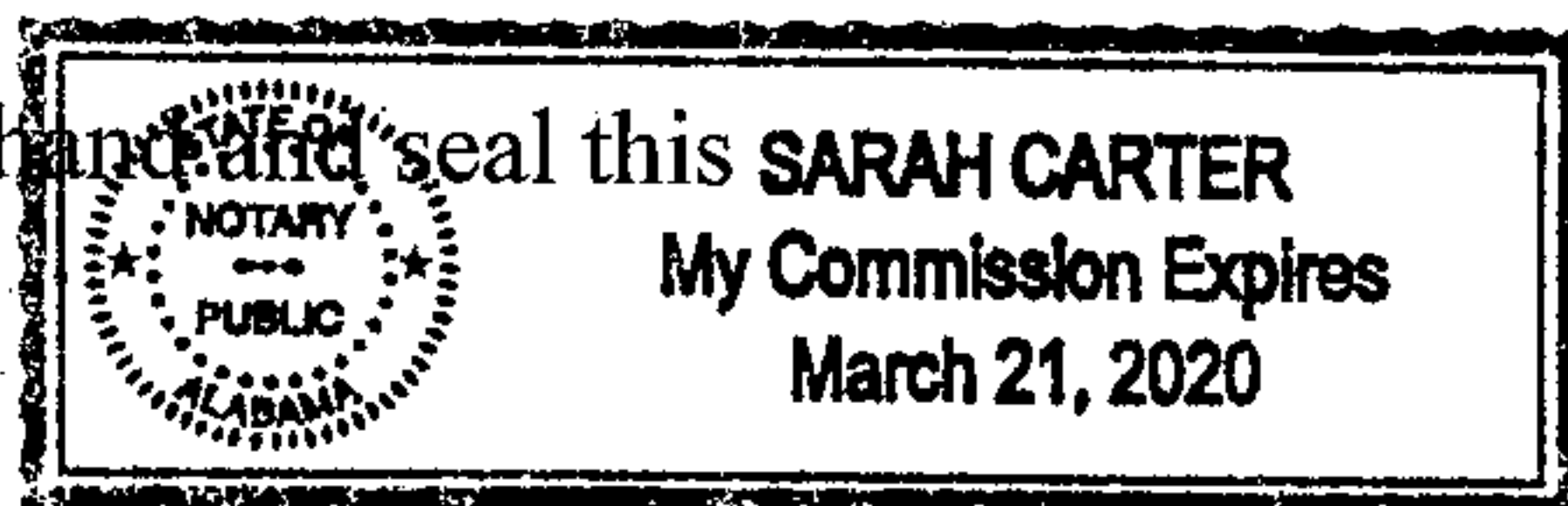
Estate of Susan Marie Sims, Deceased, Probate
Case No. PR 2016-000258

by: Virgil M. Sims, Jr.
Virgil M. Sims, Jr.
Its: Personal Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Virgil M. Sims, Jr. whose name as Personal Representative of Estate of Susan Marie Sims, Deceased, Probate Case No. PR 2016-000258, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Virgil M. Sims, Jr., in his capacity as such Personal Representative and with full authority, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this



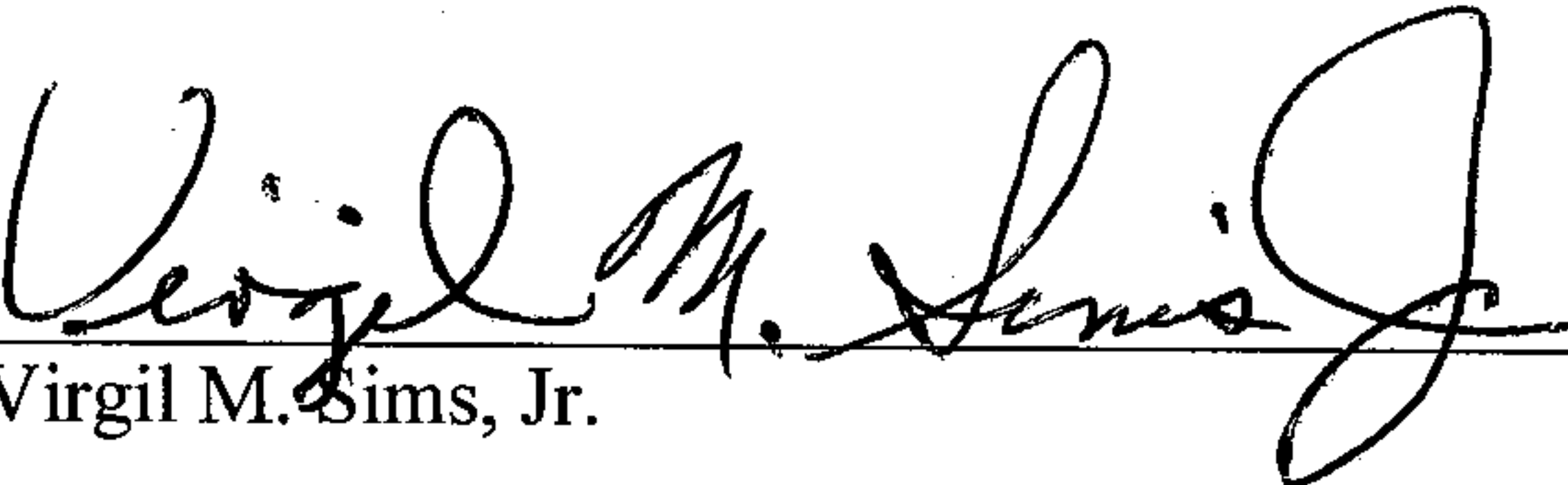
SARAH CARTER
My Commission Expires
March 21, 2020

Sarah Carter

Notary Public

My Commission Expires: MARCH 21, 2020

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this, this 27 day of July, 2017.


Virgil M. Sims, Jr.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Virgil M. Sims, Jr., a married man**, 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, he executed the same voluntarily on the day the same bears date.

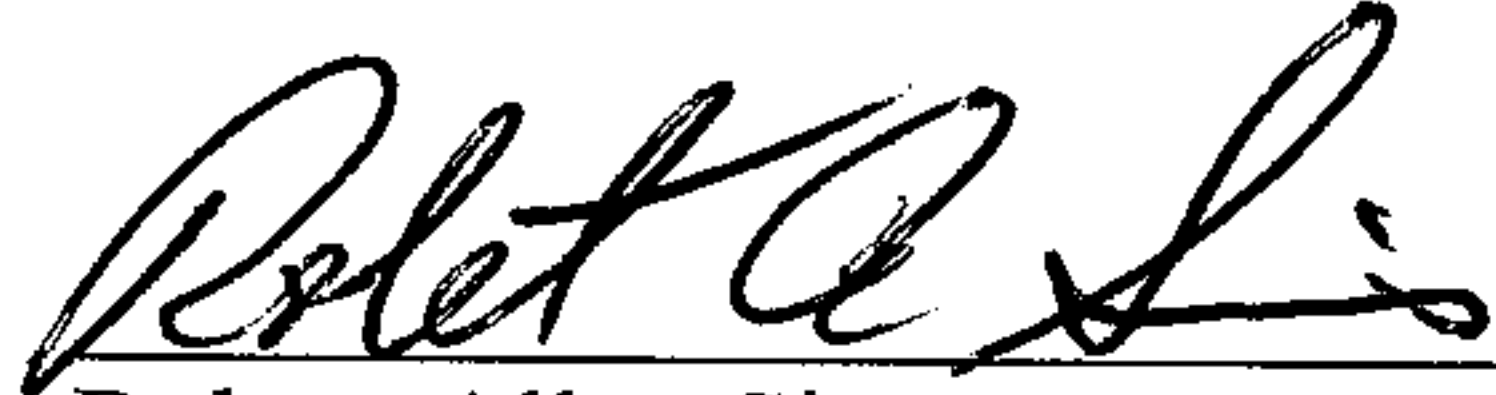
Given under my hand and seal this 27 day of July, 2017.


Notary Public

My Commission Expires: MARCH 21, 2020



IN WITNESS WHEREOF, I have hereunto set my hand and seal, this, this 27 day of July, 2017.


Robert Allen Sims

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Robert Allen Sims, a married man**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27 day of July, 2017.


Notary Public

My Commission Expires: March 21, 2020



IN WITNESS WHEREOF, I have hereunto set my hand and seal, this, this 27 day of July, 2017.



David L. Sims

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **David L. Sims, an unmarried man**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27 day of July, 2017.



Notary Public

My Commission Expires: MARCH 21, 2020

Grantor's Address:

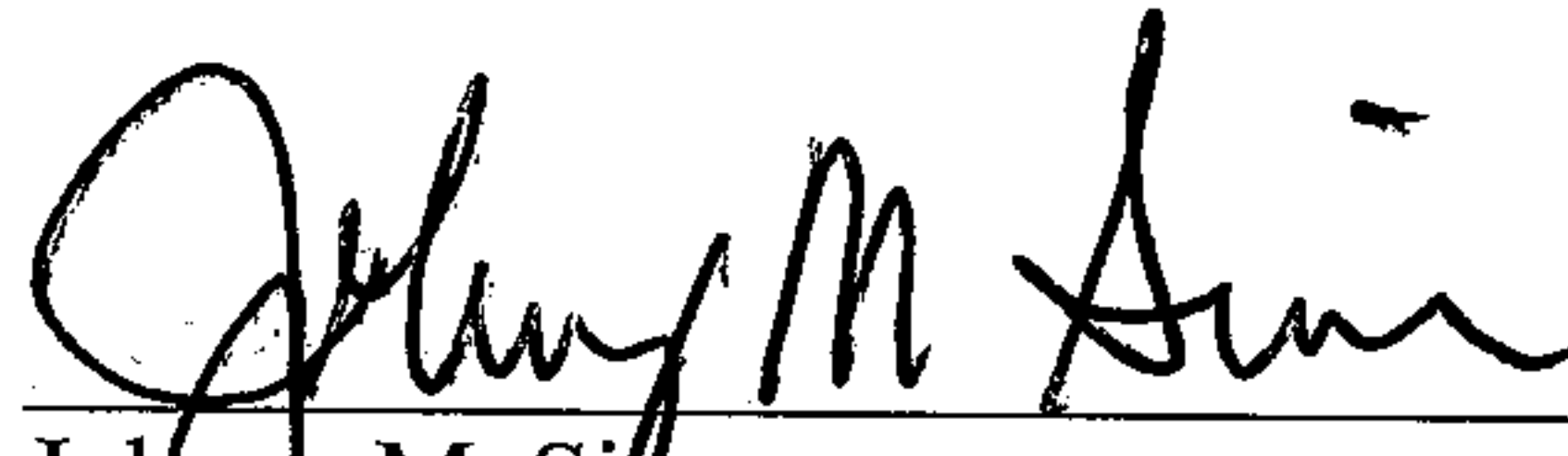
2840 Five Oaks Ln
Vestavia, AL 35243

Property Address:

5840 Cahaba Valley Road
Birmingham, AL 35242



IN WITNESS WHEREOF, I have hereunto set my hand and seal, this, this 27 day of July, 2017.


Johnny M. Sims

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Johnny M. Sims, an unmarried man**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27 day of July, 2017.


Notary Public

My Commission Expires:
March 21, 2020



Parcel I:

All that part of the S $\frac{1}{2}$ of S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, lying West of Cahaba Valley Road in Section 13, Township 19 South, Range 2 West, Shelby County, Alabama.

Parcel II:

Begin at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 West, Shelby County; run thence North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the Southwest corner of Lot 1, Wagon Trace Subdivision as recorded in Map Book 6, Page 140, Shelby County, Alabama; thence turn an angle to the left and run in a Southwesterly direction along the Southeast property lines of Lots 2, 3, 4, & 5, Wagon Trace Subdivision to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle to the left and run in an Easterly direction along the South line of the said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning.

Parcel III:

Begin at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama; run thence North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the Southwest corner of Lot 1, Wagon Trace Subdivision as recorded in Map Book 6, Page 140, Shelby County, Alabama; run thence East along the South line of Lot 1, Wagon Trace Subdivision 47 feet to the point of beginning of the parcel herein described. The aforementioned South property line of Lot 1, Wagon Trace is a common boundary with the North property line of the property of Virgil M. Sims and Susan Marie Sims as recorded in Deed Book 234, Page 162, in Shelby County, Alabama. Run thence in an Easterly direction along the North line of the Sims Property to the westerly right of way line of Alabama Highway 119; turn an angle to the left and run in a Northeasterly direction along the Westerly right of way line of State Highway 119 to the South right of way line of Surrey Lane; thence turn an angle to the left and run along the meandering South right of way line of Surrey Lane to the Northeast corner of Lot 1, Wagon Trace Subdivision; turn an angle to the left and run South along the East property line of Lot 1, Wagon Trace to the Southeast corner of Lot 1, Wagon Trace, said corner being the point of beginning.

Less and except the following described property:

Part of a part of the S $\frac{1}{2}$ of S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 West and described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North along West line of same 334.69 feet to the North line of said S $\frac{1}{2}$ of S $\frac{1}{2}$; thence 92°22'10 $\frac{1}{4}$ " to the right East 618.88 ft. to the point of beginning; thence continue along the last named course 125.00 ft.; thence 93°46' to the right Southwest 150.25 ft.; thence 102°39' to the right Northwest 120.02 ft.; thence 73° 35' right North 116.00 ft. to the point of beginning.

Less and except the following described property:

Part of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 West and described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North along the West line of same 334.69 ft. to the North line of said S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13; thence 92°22'10 $\frac{1}{4}$ " to the right East 743.88 ft. to the point of beginning; thence continue along the last named course 160.00 ft to the Westerly right of way line of State

Highway No. 119, said point being on a curve to the right having an angle of $1^{\circ} 40'$, a Radius of 6538.11 ft.; thence $122^{\circ} 28'$ to the right of the chord of said curve along the arc 200.00 ft.; thence $73^{\circ} 57'$ to the right of the chord of curve Northwest 64.65 ft.; thence $77^{\circ} 29'$ to the right Northeast 150.25 ft. to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2017 02:44:21 PM
\$54.00 CHERRY
20170817000299410

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.