

This instrument was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

20170911000330960

09/11/2017 01:08:38 PM

DEEDS 1/2

That, in consideration of \$287,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Kathleen R. King ~~Sims~~ (f/k/a Kathleen R. King grantee in that certai deed recorded in instrument no. 201602825000307330) and Wesley Sims a married couple (the "Grantor", whether one or more), whose mailing address is _____, do hereby grant, bargain, sell, and convey

unto Michael C. Cournoyer and Lucy P. Cournoyer
(the "Grantees"), whose mailing address is _____,
as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 166 Goel Road, Birmingham, AL 35244; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$272,650.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Kathleen R. King ~~Sims~~ (f/k/a Kathleen R. King grantee in that certai deed recorded in instrument no. 201602825000307330) and Wesley Sims a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 11th day of September, 2017.

Deed Effective 09/08/2017

Kathleen R. King ~~Sims~~ *KK*

Wesley Sims *W*

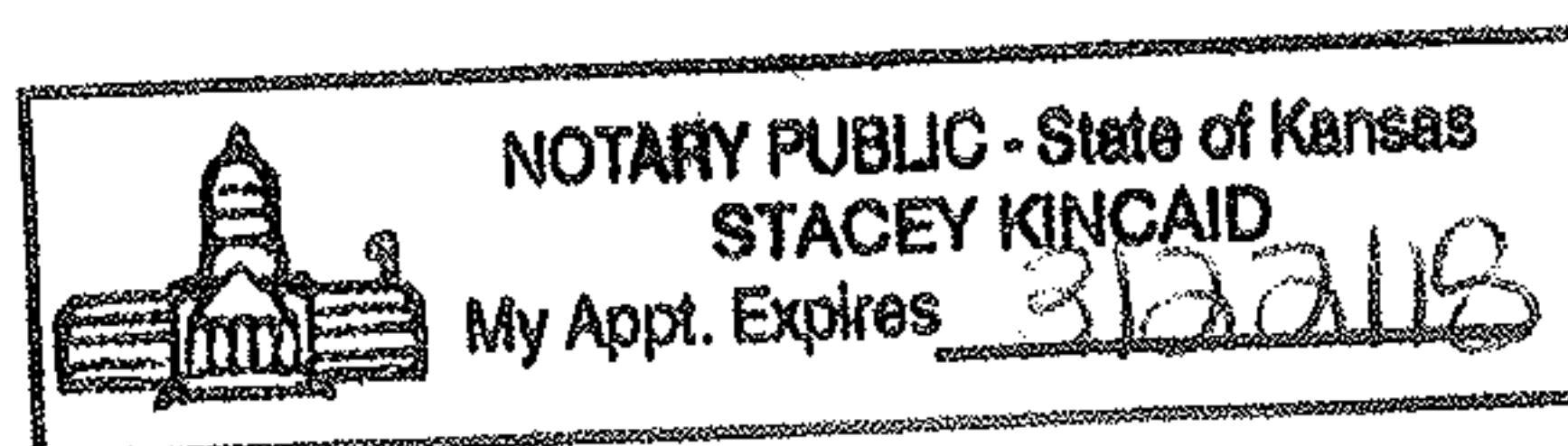
State of Kansas
Butler County

I, Stacey Kincaid, a notary for said County and in said State, hereby certify that Kathleen R. King ~~Sims~~ and Wesley Sims, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 11th day of September, 2017.

Notary Public

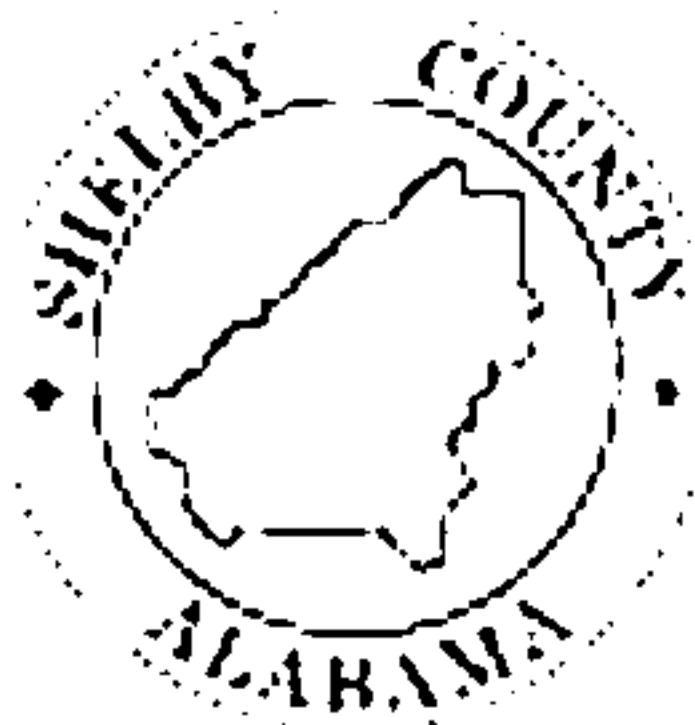
Commission Expires:



S17-1922CDF

EXHIBIT "A"
Legal Description

Lot 1, according to the Survey of Haven Ridge Estates (Amaro Subdivision), as recorded in Map Book 14, page 109, in the Office of the Judge of Probate of Shelby County, Alabama.
Less and except that portion of Lot 1 that is situated within Lot 2 of the same subdivision as shown by that certain survey prepared by Robert C. Farmer dated November 29, 1992, the effect of the Farmer Survey means that the length of the Southern boundary is equal to 119.50' rather than 125' and the length of the Northern boundary is equal to 119.10' rather than 125' as shown by the recorded map.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/11/2017 01:08:38 PM
\$32.50 CHERRY
20170911000330960

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

S17-1922CDF