

20191113000420950 1/2 \$199.50
Shelby Cnty Judge of Probate, AL
11/13/2019 11:37:59 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
JOHN SIMS
3316 SHETLAND TRACE
BIRMINGHAM, AL 35242

PLEASE SEND TAX NOTICE TO:
3316 Shetland Trace
Birmingham, AL 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 TEN AND NO/100 DOLLARS (\$10.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, JOHN SIMS, a married man, (herein referred to as Grantor whether one or more) do grant, bargain, sell and convey unto JOHN SIMS, SUSAN CHARLENE SIMS AND HAYLIE NICOLE MARTIN (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 joint with right of survivorship in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 42, according to the Survey of Meadow Brook, 11th Sector, as recorded in Map Book 9 page 6, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2020, which are a lien but not yet due and payable October 1, 2020.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Book 57 page 23 in the Probate Office.
3. Restrictive Covenants to Alabama Power Company as set out in instrument(s) recorded in Book 57 page 711 in the Probate Office.
4. 35 foot building setback line from Dover Cliff Circle and Heath Row Drive as recorded in Map Book 9 page 6 in the Probate Office.
5. Easement(s) to Alabama Power Company as shown and recorded in Book 1 page 344 in Probate Office.

Subject property does not constitute the homestead of the grantor or that of his spouse.

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 joint with right of survivorship in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Shelby County, AL 11/13/2019
State of Alabama
Deed Tax: \$173.50

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And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 8th day of November, 2019.

John Sims
JOHN SIMS

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN SIMS, a married man, whose name 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, 2019.

Daina L. Smitherman
Notary Public
My Commission Expires: 6-1-21



Grantor's Name:
JOHN SIMS

Grantee's name:
JOHN SIMS, SUSAN CHARLENE SIMS and
HAYLIE NICOLE MARTIN

Mailing Address:

Mailing Address:

Property Address:
5504 Heath Row Drive
Birmingham, AL 35242

Date of Sale: _____
Total Purchase Price: _____

or
Actual Value
or
Assessor's Market Value 2/3 173,333

___ Bill of Sale
___ Sales Contract
___ Closing Statements

___ Front of Foreclosure Deed
___ Appraisal
___ Other _____