

Send tax notice to: Jerry Sims, 168 Willow Branch Lane, Chelsea, Al. 35043

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160,
Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

20200506000178290
05/06/2020 03:05:33 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred eighty-eight thousand and no/100 (\$388,000.00)**
Dollars the amount of which can be verified in the Sales Contract between the parties
hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the
receipt whereof is acknowledged, I or we

✓ **Jeb Wallace Golden and his wife Candace Kay Golden** whose mailing address is:
✓ 355 Strathaven Dr. Pelham, AL 35124

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jerry Sims and Susan Sims
whose mailing address is: 168 Willow Branch Lane, Chelsea, Al. 35043

(herein referred to as grantees) as joint tenants with right of survivorship, , the following
described real property situated in Shelby County, Alabama, the address of which is: 168 Willow
Branch Lane, Chelsea, Al. 35043 to wit:

Lot 147, according to the Survey of Willow Branch Second Sector, as recorded in Map Book 48,
Page 35 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$363,907.00 of the above mentioned purchase price was paid for from a mortgage loan which
was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship,
their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless
joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein)
in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the
surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees
herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators
covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee
simple of said premises; that they are free from all encumbrances, unless otherwise noted above;
that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my
(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(s) and seal(s) this ✓ 29 day
of ✓ APRIL 2020.

X Jeb Wallace Golden (SEAL)
JEB WALLACE GOLDEN

X Candace Kay Golden (SEAL)
CANDACE KAY GOLDEN

State of Michigan

County Of Midland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Jeb Wallace Golden and his wife Candace Kay Golden whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of April 2020.

My commission expires: ✓

Dawn A Wright
NOTARY PUBLIC

DAWN WRIGHT
Notary Public, Midland County, MI
My Commission Expires: 05/09/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2020 03:05:33 PM
\$49.50 MISTI
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Allen S. Bayl