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12/29/2020 01:50:04 PM

DEEDS 1/3

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Robert LaJ Sims
Regina C. Sims
201 Maranatha Trail
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Twenty Five Thousand Dollars and No Cents (\$525,000.00)** 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

Michael Bryan Rumley and Shannon Dial Rumley, a married couple, whose mailing address is:

201 Maranatha Trail, Alabaster, AL 35007

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

Robert LaJ Sims and Regina C. Sims, whose mailing address is:

112 Berryhill Circle, Alabaster, AL 35007

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 201 Maranatha Trail, Alabaster, AL 35007 to-wit:

Lot 56, according to the Map of Maple Ridge Subdivision as recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and Except: Easement for sign and landscaping granted to Maple Ridge Homeowner's Association, Inc. as set out in Instrument No. 20070918000438070.

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

\$420,000.00 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.

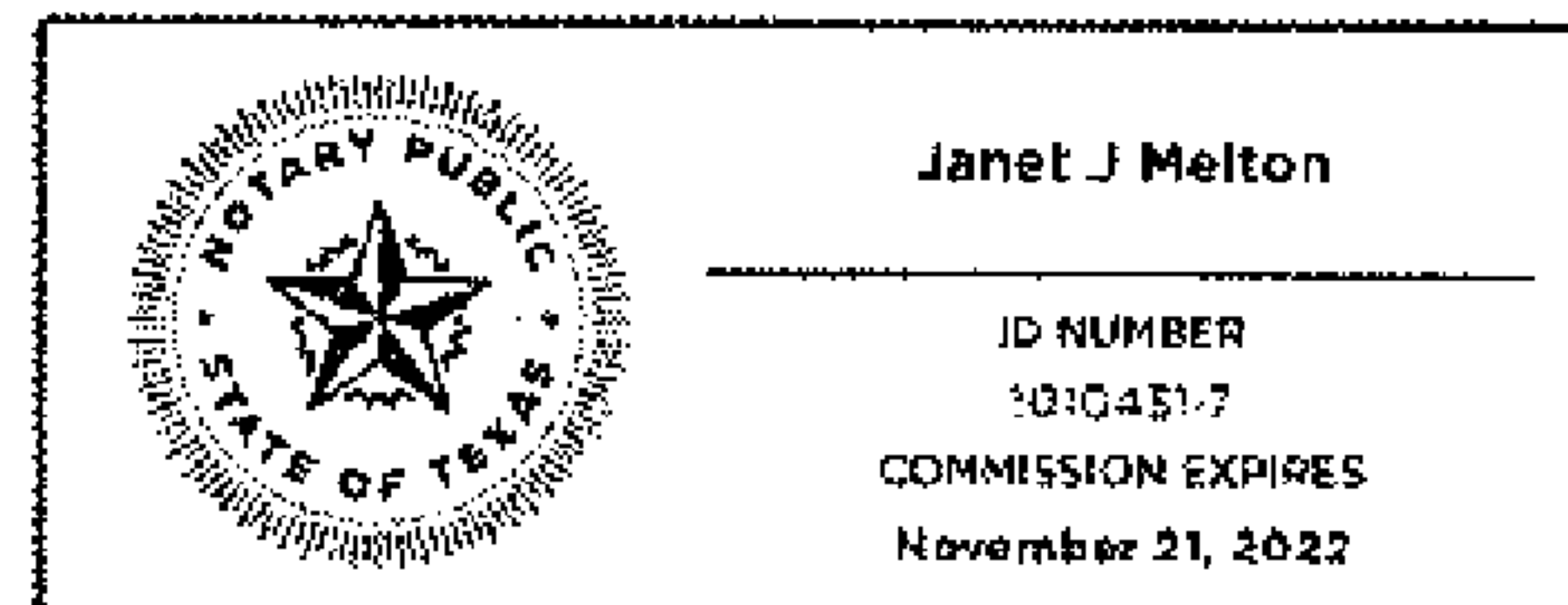
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 21st day of December, 2020.

Michael Bryan Rumley
Michael Bryan Rumley

State of Texas
County of Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Bryan Rumley and Shannon Dial Rumley, 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 23rd day of December, 2020.

Janet J. Melton
Notary Public, State of Texas
Janet J. Melton
Printed Name of Notary
My Commission Expires: 11/21/2022



Notarized online using audio-video communication

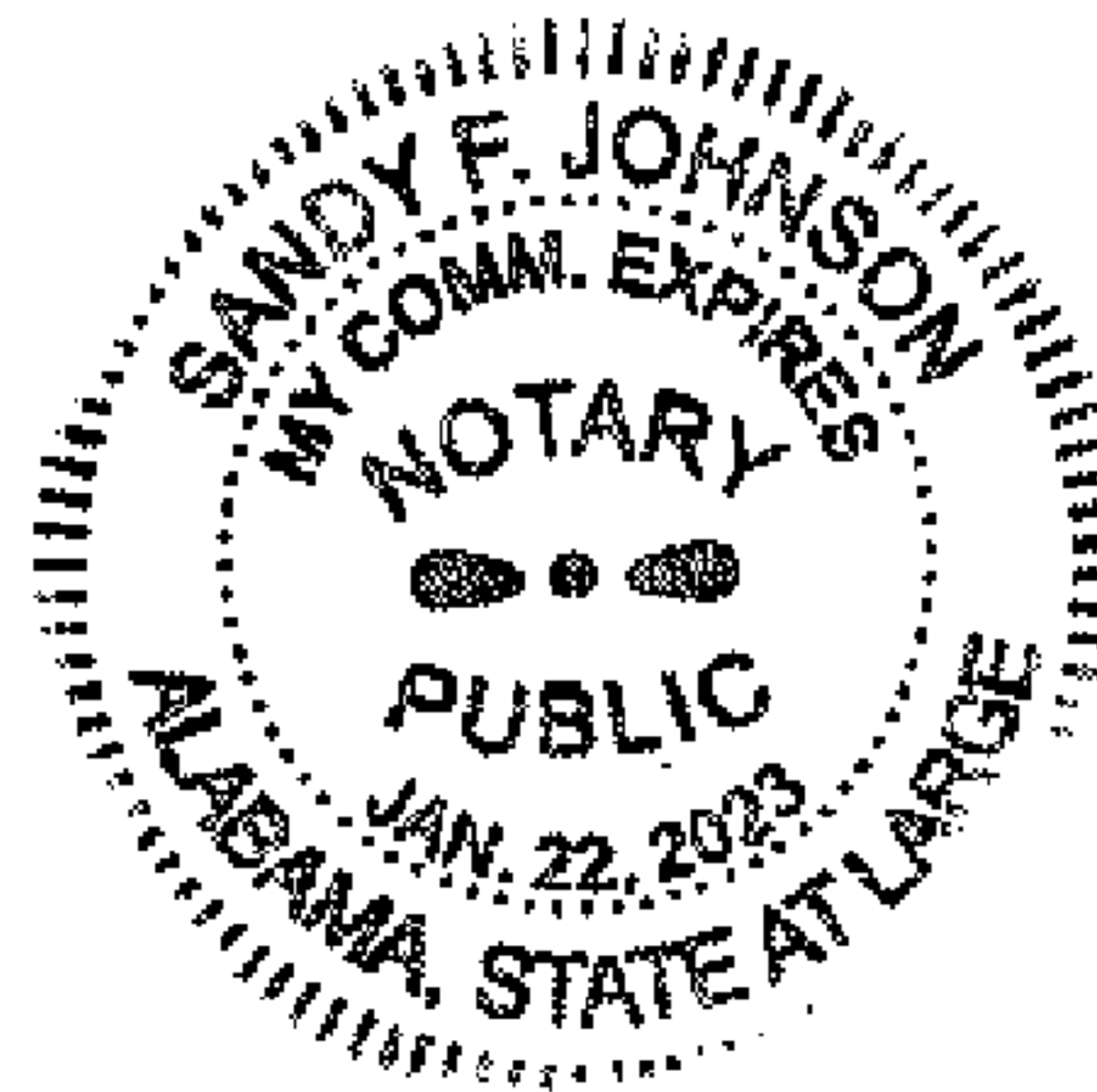
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 23 day of December, 2020.

Shannon Dial Rumley
Shannon Dial Rumley

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~Michael Bryan Rumley~~ and Shannon Dial Rumley, 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 executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 23rd day of December, 2020. day

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: 01-22-2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2020 01:50:04 PM
\$133.00 CHARITY
20201229000596790

Alli S. Bezel