

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To: Martha Sims
Alonzo Sims

320 Pebble Lane
Alabaster AL 35007

File No.: 44444-20-3266

**WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Seven Thousand Five Hundred Dollars and No Cents (\$67,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Building Bama Inc., an Alabama Corporation**, whose mailing address is **114 Sterling Park Circle, Alabaster, AL 35007**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Martha Sims and Alonzo Sims**, whose mailing address is **250 Grande View Circle, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **250 Grande View Circle, Alabaster, AL 35114**; to wit;

Lot 616, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 6th Addition, as recorded in Map Book 32, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to: Easements, Restrictions and Right-of-Way of record.

\$48,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is/are authorized to execute this conveyance, has hereto set his signature and seal, this the 19th day of July, 2021.

BUILDING-BAMA, INC.

John Mayhall
President

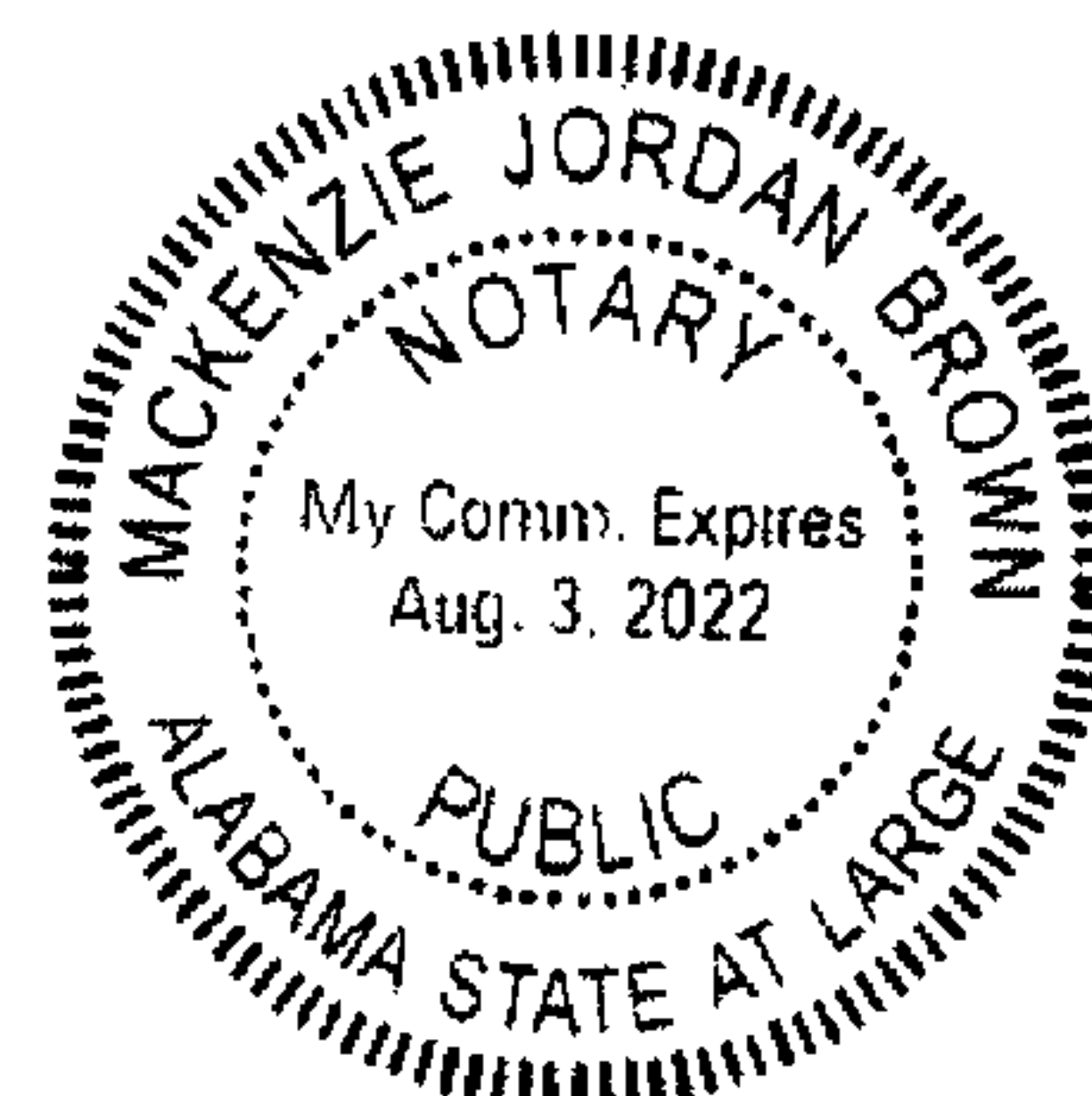
State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that John Mayhall, whose name as President of Building Bama Inc. 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 foregoing conveyance he/she/they as such President and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal this the 19th day of July, 2021.

Mackenzie Jordan Brown
Notary Public, State of Alabama
~~Sandy F. Johnson~~ Mackenzie Jordan Brown
My Commission Expires: ~~January 22, 2023~~
August 3, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2021 03:58:51 PM
\$41.50 JOANN
20210721000353990

Alvin S. Bayl