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Shelby Cnty Judge of Probate, AL
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This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-1 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seven Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
B. H. Simms and wife, Ora Simms

(herein referred to as grantors) do grant, bargain, sell and convey unto
Theron M. Holcombe and Katie L. Holcombe

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

A plot of land situated in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 34, Township 19, Range 1 West, described
as commencing at the northwest corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and run a distance of 200 feet at a degree
of 29 deg. south of east to a point; thence at a degree of south 34 deg. 20 min. east 202.27
feet; thence 30 deg. north of east 449 feet to the point of beginning; thence south 100 feet;
thence east 45 deg. southeast to B. H. Simms west property line (land described below); thence
north with B.H. Simms property line 160 feet to paved driveway; thence southwest along paved
driveway 60 feet to the point of beginning, being 9,500 square feet;

Also a triangular lot described as: Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
Section 34, Township 19, Range 1 West and run thence north 49 deg. 20 min. west 954 feet; and
run thence north 62 deg. 4 min. east 232 feet to the point of beginning and being on the west
margin of the Columbiana-Chelsea public road; run thence in a northerly direction along the
western margin of said road a distance of 300 feet to the intersection of the road leading
from F.P. Chesser's residence to the Columbiana-Chelsea public road; run thence in a westerly
direction along the south margin of said road leading from said Chesser's residence to said
public road a distance of 77 feet; run thence in a southeasterly direction and along the east
line of the F.P. Chesser property 277 feet to point of beginning, and being triangular in shape
and situated in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 34, and being that part of the tract of land
described in that certain deed from F.P. Chesser and wife to M. H. Borland, dated January 10,
1931, and recorded in Deed Book 89 page 529 in Probate Office and lying south of said road
from F.P. Chesser's residence running in an easterly direction to the Columbiana-Chelsea public
road.

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 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 hand(s) and seal(s), this

March 1971

(Seal)

B. H. Simms (Seal)

(Seal)

Ora Simms (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Willard L. Johnson, a Notary Public in and for said County, in said State,
hereby certify that B. H. Simms and wife, Ora Simms

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 18th day of March, A. D., 1971

Notary Public, Alabama State of Corps
My Commission Expires May 28, 1973.

Willard L. Johnson
Notary Public.