

This instrument was prepared by

(Name) Wallace, Ellis & Fowler, Attorneys
(Address) Columbiana, Alabama 35051

Form 1-1-5 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 FIVE THOUSAND & NO/100 (\$5,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John H. Sims and wife, Cynthia R. Sims
(herein referred to as grantors) do grant, bargain, sell and convey unto
William V. Seale and wife, Peggy S. Seale
(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:

All that part of the NE¼ of the NE¼ of Section 7, Township 21, Range 2 East of the Huntsville Meridian Shelby County, Alabama, more particularly described as follows: Beginning at a point which is North 493.09 feet and East 270.38 feet from the SW corner of the NE¼ of the NE¼ of Section 7; thence from the point of beginning North 78 deg. 12' East 197.38 feet to the 397' contour line; thence along said contour line South 08 deg. 12' East 36.44 feet; thence continue along contour line South 06 deg. 33' East 63.93 feet; thence leaving said contour line South 78 deg. 12' West 189.25 feet; thence North 11 deg. 48' West 100.00 feet to the point of beginning. Said property contains 0.44 acres, more or less, and is Tract 2-A.

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19740729000037250 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/29/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL 29 AM 7:46
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONF. BY JUDGE
JUDGE OF PROBATE

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 23rd day of July, 19 74.

WITNESS:

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John H. Sims and wife, Cynthia R. Sims 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 23rd day of July, A. D., 19 74.

Louise Brasher
Notary Public.