

This instrument was prepared by

(Name) John N. Ferree, Jr., Attorney at Law <sup>314</sup>

(Address) P. O. Box 1007, Alabaster, Al 35007

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 TWENTY-ONE THOUSAND, FIVE HUNDRED AND no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jasper Clark Lilly, Jr. & wife, Vickie Jean Lilly

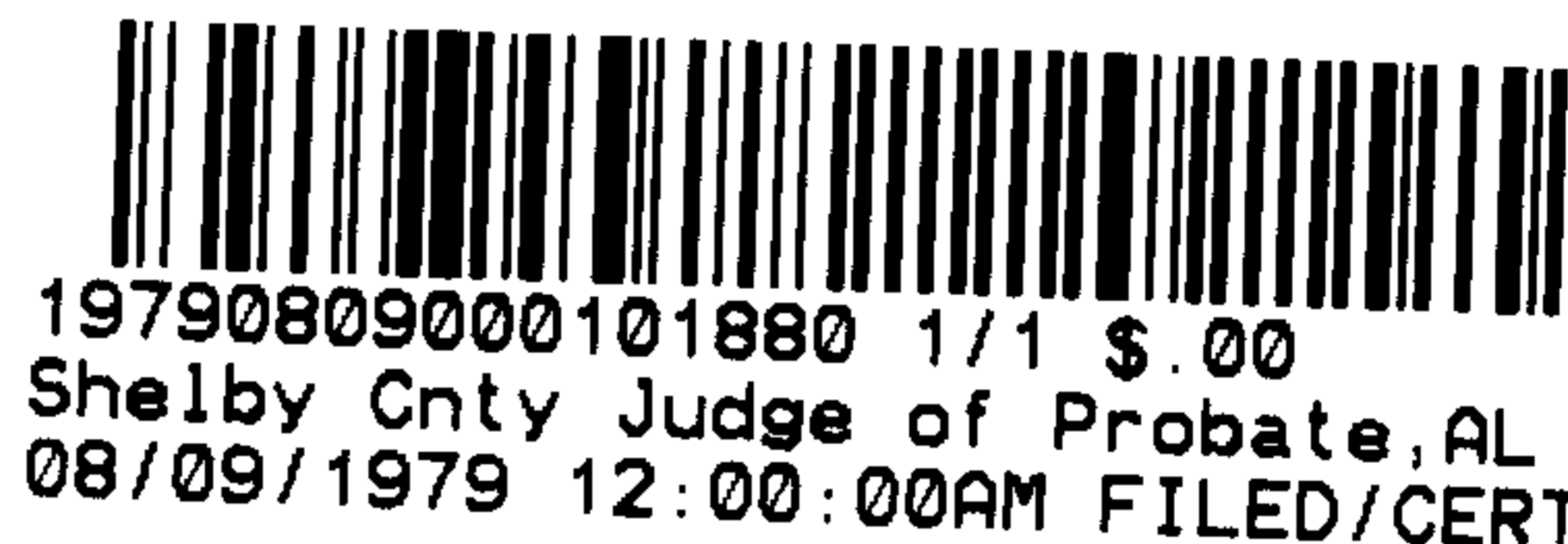
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas E. Simmons & wife, Wilma J. Simmons

(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:

Lot 1, according to Survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster, Shelby County, Alabama.

BOOK 321 PAGE 332



\$11,500.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith.

The Grantees herein assume that certain Mortgage dated April 20, 1976, to Engel Mortgage Company, Inc., recorded in Mortgage Book 353, Page 881, in the Probate Office of Shelby County, Alabama.

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 X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~our~~ (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 first day of August, 1979.

WITNESS:

Witness signatures: William M. Pugh, Jr., Larry E. Chambers, Diane Y. Sabour, Jasper Clark Lilly, Jr., Vickie Jean Lilly. Includes notary seal for Shelby County, Alabama, dated AUG 9 AM 8:06.

STATE OF MARYLAND COUNTY

I, the undersigned, hereby certify that Jasper Clark Lilly, Jr. & wife, Vickie Jean Lilly 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 1st day of August, A. D., 1979.

Notary Public signature: HELEN E. NECHOKSON, Notary Public, My commission expires July 1981.

John N. Ferree