This instrument was prepared by

(Name) Joseph E. Walden
P.O. Box 37
(Address) Pelham, Al 35124

This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand and 00/100 Dollars ($6,000.00). ~~Five Thousand Six Hundred and 00/100 Dollars ($5,600.00) of said recited purchase price was executed from a mortgage simultaneously herewith~~

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

W. P. Sims and wife, Linda Sims

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

Mildred E. Davis, a married woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Commence at the SE corner of the NE¼ of the SE¼ of Sec.32,T-21-S, R-1-E; thence turn North along the East line of said Sec,,a distance of 1204.26 ft., to the South line of County Hwy., No. 28; thence turn an angle of 91 deg. 30 min. to the left and run along the South R. O. W. line of said Hwy. 28, a distance of 621.52 ft., to the West R, O. W. line of County Hwy. No. 61, and the point of beginning; thence continue in the same direction, along the South R. O. W. line of Hwy. No. 28, a distance of 362.50 ft., to the center of a ditch; thence turn an angle of 113 deg. 36 min. to the left and run along the center of said ditch, a distance of 272.76 ft. to the West R. O. W. line of County Hwy. No. 61; thence turn an angle of 110 deg. 08 min. to the left and run along the West R. O. W. line of Hwy No. 61, a distance of 300.80 ft.; thence turn an angle of 46 deg. 16 min. to the left and run along said R. O. W. line a distance of 42.00 ft., to the point of beginning. Situated in the NE¼ of the SE¼ of Sec. 32, T-21-S, R-1-E, Shelby County, Alabama, and containing 0.97 acres.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or 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 29th day of July, 19 83.

Deed tax 6.00
Rec 6.50
Ind. 1.00
8.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 AUG 30 AM 8:26
Frances Hardy
JUDGE OF PROBATE

W. P. Sims (SEAL)
Linda Sims (SEAL)
(SEAL)
(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Frances Hardy, a Notary Public in and for said County, in said State, hereby certify that

W. P. Sims and Linda Sims

whose name(s) 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 29 day of July A.D. 19 83.

Frances Hardy
Notary Public

My Commission Expires September 8, 1983

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