

This instrument was prepared by

(Name) Joseph E. Walden
(Address) P.O. Box 37
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 and 00/100 Dollars (\$5,000.00)~~ ~~of said receipted 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 NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ 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 NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ 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 ~~x~~ (we) do, for ~~xxxx~~ (ourselves) and for ~~xx~~ (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (we) will, and ~~xx~~ (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, ~~x~~ (we) have hereunto set ~~xxx~~ (our) hand(s) and seal(s) this 29th day of July, 19 83.

STATE OF ALA. SHELBY CO. *Need that 600 Rec 100 Ind. 850*
I CERTIFY THIS INSTRUMENT WAS FILED
(SEAL)

W. P. Sims
(SEAL)

1983 AUG 30 AM 8:26
(SEAL)

Linda Sims
(SEAL)

Frances Hardy
NOTARY PUBLIC
(SEAL)

(SEAL)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Frances Hardy
in said State, hereby certify that

W. P. Sims and Linda Sims
a Notary Public in and for said County,

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