

This form furnished by:

Cahaba Title, Inc.

988-5600

This instrument was prepared by:

(Name) Mitchell A. Spears(Address) P.O. Box 91Montevallo AL 35115

Send Tax Notice to:

(Name) Donald J. Simmer(Address) Rt. 2, Box 136Montevallo, AL 35115

Minimum Value: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100----- (\$10.00)----- DOLLARS
and other good and valuable consideration,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James R. Stutts, also known as James Ronald Stutts and wife, Marilyn C. Stutts, also
known as Marilyn Carter Stutts
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald J. Simmer and wife, Nancy S. Simmer

(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:

PARCEL I

Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24,
Range 12 East, Shelby County, Alabama, and run North 3 deg. 30 min. West along said 40
acre line 459.0 feet to the point of beginning; thence continue along said 40 acre line in
the same direction 138.0 feet; thence South 86 deg. 30 min. West 284.6 feet to the East line
of a public road; thence along same South 3 deg. 30 min. East and along the East line of said
public road 138.0 feet; thence North 86 deg. 30 min. East 289.03 feet to the point of begin-
ing; said lot being designated as Lot 2, according to a survey made by Harvey A. Deason on
October 25, 1963. All being situated in Shelby County, Alabama.

PARCEL II

Commence at the Southeast corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 24, Range 12 East,
and run thence South 86 deg. 30 min. West 355 feet to the West side of a public road; thence
continue South 86 deg. 30 min. West in the same direction 305.0 feet; thence North 3 deg.
30 min. West 250 feet to the point of beginning of the lot herein conveyed; thence contin-
ue North 3 deg. 30 min. West 125 feet; thence run North 86 deg. 30 min. East 321.3 feet to
the West line of said public road; thence South 3 deg. 30 min. West and along the West line
of said public road 125 feet; thence South 86 deg. 30 min. West run a distance of 315.9
feet to the point of beginning; being situated in 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 for 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 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 26th
day of August, 19 87

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 SEP - 1 (Seal) AM 8:10

(Seal)
J. Thomas P. [unclear], Jr.
JUDGE OF PROBATE

James R. Stutts (Seal)
James R. Stutts, a/k/a
James Ronald Stutts (Seal)

Marilyn C. Stutts (Seal)
Marilyn C. Stutts, a/k/a
Marilyn Carter Stutts

Beats 70X 1.00
Rec 2.50
Jury 1.00
11.50

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that James R. Stutts, a/k/a James Ronald Stutts and Marilyn Carter Stutts, a/k/a
Marilyn C. Stutts 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.

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