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Send tax notice to:  
Robert Allen & Fran C. Sims  
5588 Surrey Lane, B'ham, AL 35243



american title insurance company

This instrument was prepared by 2149 - 200 AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) **CLAIBORNE P. SEYER**  
ATTORNEY-AT-LAW  
2100 SOUTHBIDGE PARKWAY  
(Address) **BIRMINGHAM, ALABAMA 35209**

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty eight thousand five hundred eighty one and no/100-----dollars  
(\$68,581.00)

to the undersigned grantor, **Curtis White Companies, Inc.**  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

**Robert Allen Sims & Fran C. Sims**

(herein referred to as GRANTEEES) 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

Part of the South one-half of the South one-half of the Southeast quarter of  
Northwest quarter of Section 13, Township 19, South of Range 2, West and  
described as follows: Commence at the Southwest corner of said quarter-  
quarter section, thence North along the West line of same 334.69 feet to the  
North line of said South one-half of the South one-half of the Southeast  
one-quarter of Northwest quarter of Section 13, thence 92 degrees 22 minutes  
10 and one-quarter seconds to the right East 743.88 feet to the point  
of beginning, thence continue along the last named course 160.00 feet to  
the Westerly right of way line of State Highway No. 119, said point being  
on a curve to the right having a angle of 1 degree 40 minutes, a Radius  
of 6,538.11 feet thence 122 degrees 28 minutes to the right of the chord of  
said curve along the arc 200.00 feet thence 73 degrees 57 minutes to the  
right of the chord of curve Northwest 64.65 feet thence 77 degrees 29 minutes  
to the right Northeast 150.25 feet to the point of beginning.

Subject to taxes for the current year.

Also subject to easements, reservations and restrictions of record.

\$68,550.00 of the purchase price recited above was paid from the proceeds of  
a mortgage loan closing simultaneously herewith.

1. Deed Tax \$ 50  
2. Mtg. Tax         
3. Recording Fee 250  
4. Indexing Fee 1.00  
TOTAL 4.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **J. Michael White**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of November 19 87

ATTEST:

**Curtis White Companies, Inc.**

By

President

STATE OF Alabama JUDGE OF PROBATE  
COUNTY OF Jefferson

I, the undersigned  
State, hereby certify that **J. Michael White**  
whose name as President of  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 24th day of

November 19 87