

State of Alabama
County

Know All Men By These Presents,

That in consideration of TWO HUNDRED AND NO/100 BOOK 184 PAGE 175 DOLLARS

to the undersigned grantors, James Wallace and Martha Wallace, husband and wife,
in hand paid by Herbert M. Sims and wife, Reba Mae Sims
the receipt whereof is acknowledged we, the said James Wallace and Martha Wallace, husband and wife
do grant, bargain, sell and convey unto the said Herbert M. Sims and wife, Reba Mae Sims,
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Begin at the Southeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence North 89 degrees 00 minutes West 11 chains 46.5 feet; thence North 22 degrees 10' West 113.2 feet to a point(which point is on the South side of the old Montgomery Highway and 11.75 feet South 50 degrees 20 minutes West of concrete road marker); Thence North 50 degrees 20 minutes East 100 feet to the point of beginning of the lot herein conveyed; thence continue along the South right of way line of the aforementioned highway North 50 degrees 20 minutes East 50 feet; thence South 22 degrees 10 minutes East to the South line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence along the South line of said forty North 89 degrees 00 minutes West to the Southeast corner of that certain lot or parcel of land conveyed by Willie Stone and wife, Minnie Stone, to James Wallace, and wife, Martha Wallace, by deed dated September 24, 1955; thence North 22 degrees 10 minutes East to the point of beginning. Said lot is situated in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

The land herein conveyed is the same conveyed the grantors by Willie Stone and wife Minnie Stone on January 23, 1956, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, at page 494 in Deed Book 178.

TO HAVE AND TO HOLD Unto the said Herbert M. Sims and wife, Reba Mae Sims,

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal,

this 8th day of January, 1957.

WITNESSES:



James L. Wallace (Seal.)
Martha Wallace (Seal.)
(Seal.)
(Seal.)

State of ALABAMA

BOOK

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SHELBY

COUNTY

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that James Wallace, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, 19 57

As Notary Public
State at Large.

State of ALABAMA

SHELBY

COUNTY

I, Rebecca Billingsley, a Notary Public in and for said County, in said State, do hereby certify that on the 8 day of January, 19 57, came before me the within named Martha Wallace, known to me to be the wife of the within named James Wallace, who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

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

Rebecca Billingsley As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I, L. C. WALKER,
JUDGE OF PROBATE,
hereby certify that
the within instrument
has been paid in full
of the Privilege Tax
required by law.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 9 day of Jan, 1957 at 1 o'clock and recorded in Book 18 Page 175, and the Mortgage Tax of Deed Tax of 50 has been paid.

L.C. Walker Judge of Probate