

## WARRANTY DEED

Shelby County Printing &amp; Publishing Co., Columbiana, Ala.

The State Of Alabama

SHELBY County

Know all men by these presents, That in consideration of One and no/100  
 (\$1.00) DOLLARS

to the undersigned grantor S. James T. McDow and wife, Mildred McDow  
 in hand paid by Johnie H. Sims

the receipt whereof is acknowledged we the said James T. McDow and Mildred McDow  
do grant, bargain, sell and convey unto the said  
Johnie H. Sims, our undivided one-half interest in and to

the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 12, according to McDow, Walton, & Harrison Subdivision to the  
 Town of Columbiana, as shown by map recorded in the Probate Office of  
 Shelby County, Alabama in Map Book 3, page 153.

On have and to hold To the said Johnie H. Sims, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators,  
 covenant with the said Johnie H. Sims, his  
 heirs and assigns, that we are lawfully seized in fee simple of said premises;  
 that they are free from all incumbrances; 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 Johnie H. Sims, his

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

14<sup>th</sup> day of January, 1960.

WITNESSES:



James T. McDow (Seal)  
 (James T. McDow)  
Mildred McDow (Seal)  
 (Mildred McDow)  
 (Seal)

The State Of Alabama

SHELBY County

I, Lanice Brascher

a Notary Public in and for said County, in said State,  
 hereby certify that James T. McDow and wife, Mildred McDow  
 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 this conveyance, they  
executed the same voluntarily on the day the same bears date.  
 Given under my hand this 14<sup>th</sup> day of January, A.D., 1960

Lanice Brascher  
 Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed  
 was filed for record the 21 day of Jan 1960 at 6 o'clock PM and  
 recorded in deed Record 2027 at page 256 and the Mortgage Tax  
 Deed Tax .50 has been paid.

Conrad M. Fowler  
 Judge of Probate

known to me (or made known to me) to be the wife of the