

Know All Men By These Presents,

414,500.00

That in consideration of Five Thousand Dollars and other good and valuable considerations,

to the undersigned grantor Johnie H. Sims, a widower

in hand paid by Jeff D. Hand, Jr. and Lillian M. Hand

the receipt whereof is acknowledged I the said Johnie H. Sims, a widower

do grant, bargain, sell and convey unto the said Jeff D. Hand, Jr. and Lillian M. Hand

as joint tenants, with right of survivorship, 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.

Subject to protective covenants and building set back lines as shown by map of said Subdivision.

TO HAVE AND TO HOLD Unto the said Jeff D. Hand, Jr. and Lillian M. ^Hand

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,
this 26th day of April, 1960.

WITNESSES:

Johnnie H. Sims

(Seal)

..... (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Johnie H. Sims, a widower 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 26th day of April 1960.

NOTARY
PUBLIC

Martha B. Joiner As Notary Public

State of

COUNTY

I, do hereby certify that on the day of , 19 , came before me the within named known to me to be the wife of the within named 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 19 .

As Notary Public

STATE OF
SHELBY COUNTY
I hereby certify that
I have paid on the within
Instrument as required
has been paid on the required
in instrument in
by law.
CONRAD M. FOWLER
JUDGE OF PROBATE



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record in this office on the day of April 1960 at M. o'clock and recorded in Book B at page 526 on the day of April 1960. Deed Tax 14 has been paid.

Conrad M. Fowler

Judge of Probate