

no dr 1278

see nty 280  
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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand and no/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Johnie H. Sims

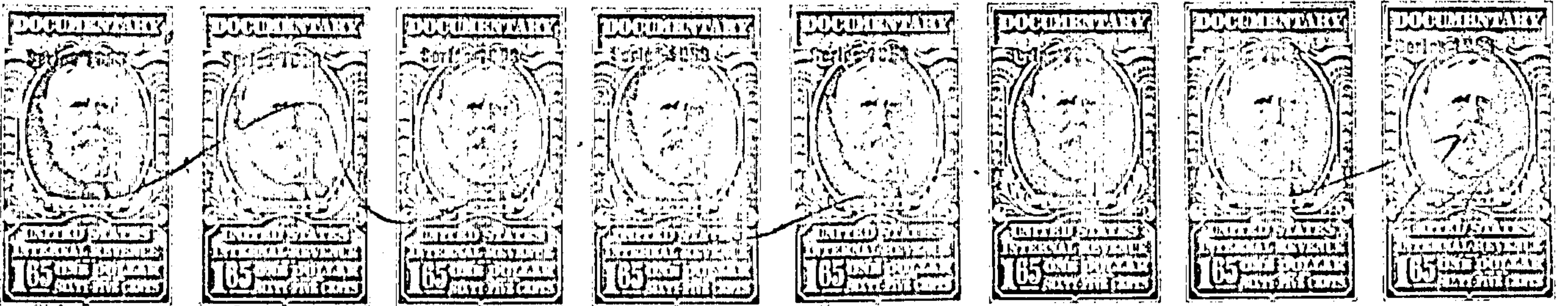
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert W. Ticen and Bernice A. Ticen

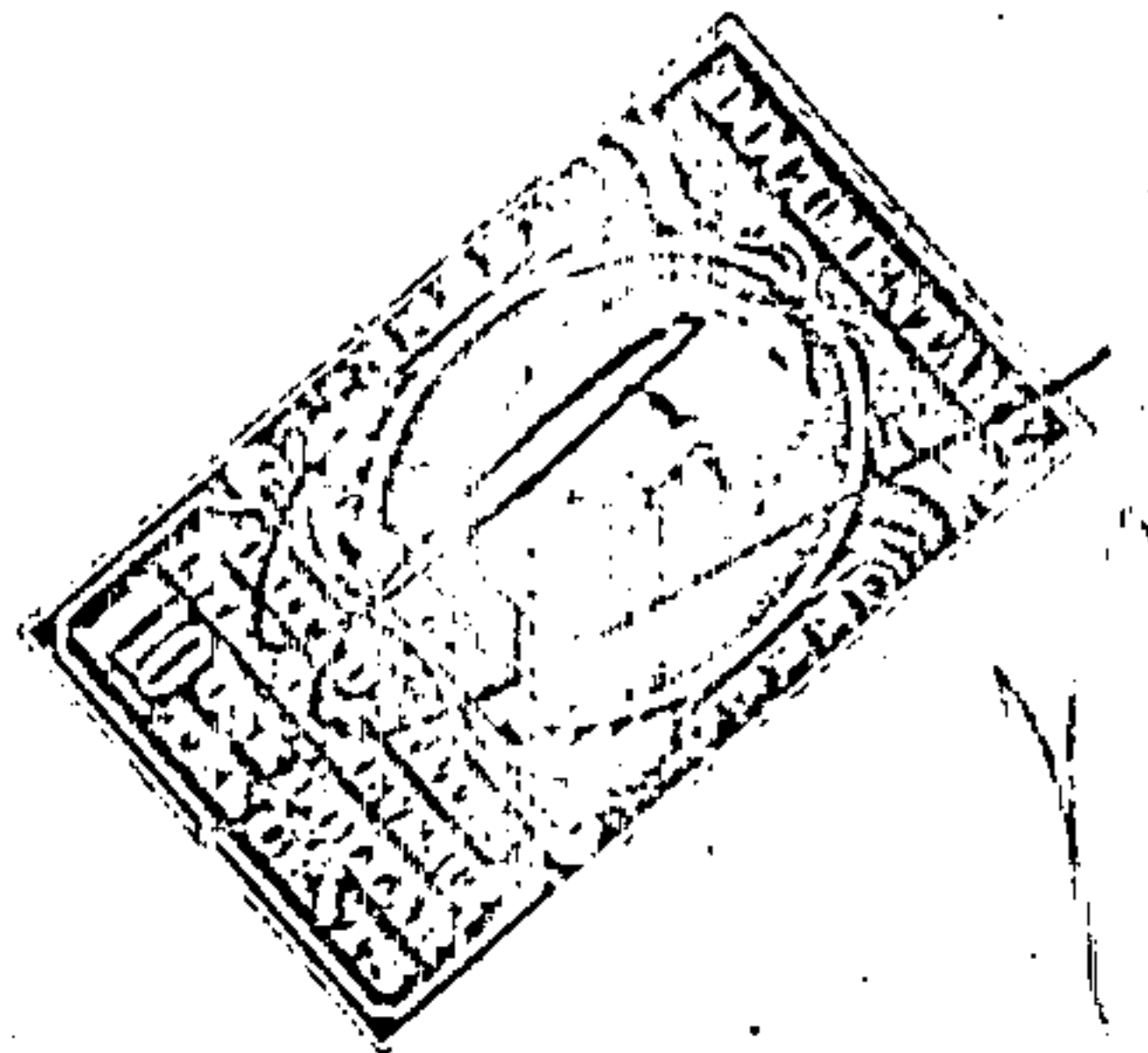
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot No. 14 according to McDow, Walton & Harrison Subdivision in the town of Columbiana, Alabama, as shown by map recorded in Map Book 3 page 153 in the office of the Probate Judge of Shelby County, Alabama.

Subject to the protective covenants shown on said map.



STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the Probate Court of Shelby County, Alabama.  
*Conrad M. Jankins*  
Judge of Probate  
"TAX EXEMPT"



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 of 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rd day of December, 1962.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 3 PM  
12/3/62  
RECORDED & \$1.00 LIT. TAX  
A C. DEED TAX HAS BEEN  
PAID ON THIS INSTRUMENT.

*Johnie H. Sims*  
Johnie H. Sims

STATE OF ALABAMA

SHELBY COUNTY

JUDGE OF PROBATE

General Acknowledgment

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 3rd day of December, 1962.

*Martha B. Joiner*  
Notary Public.

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