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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 TEN DOLLARS and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Johnie H. Sims, an unmarried man

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

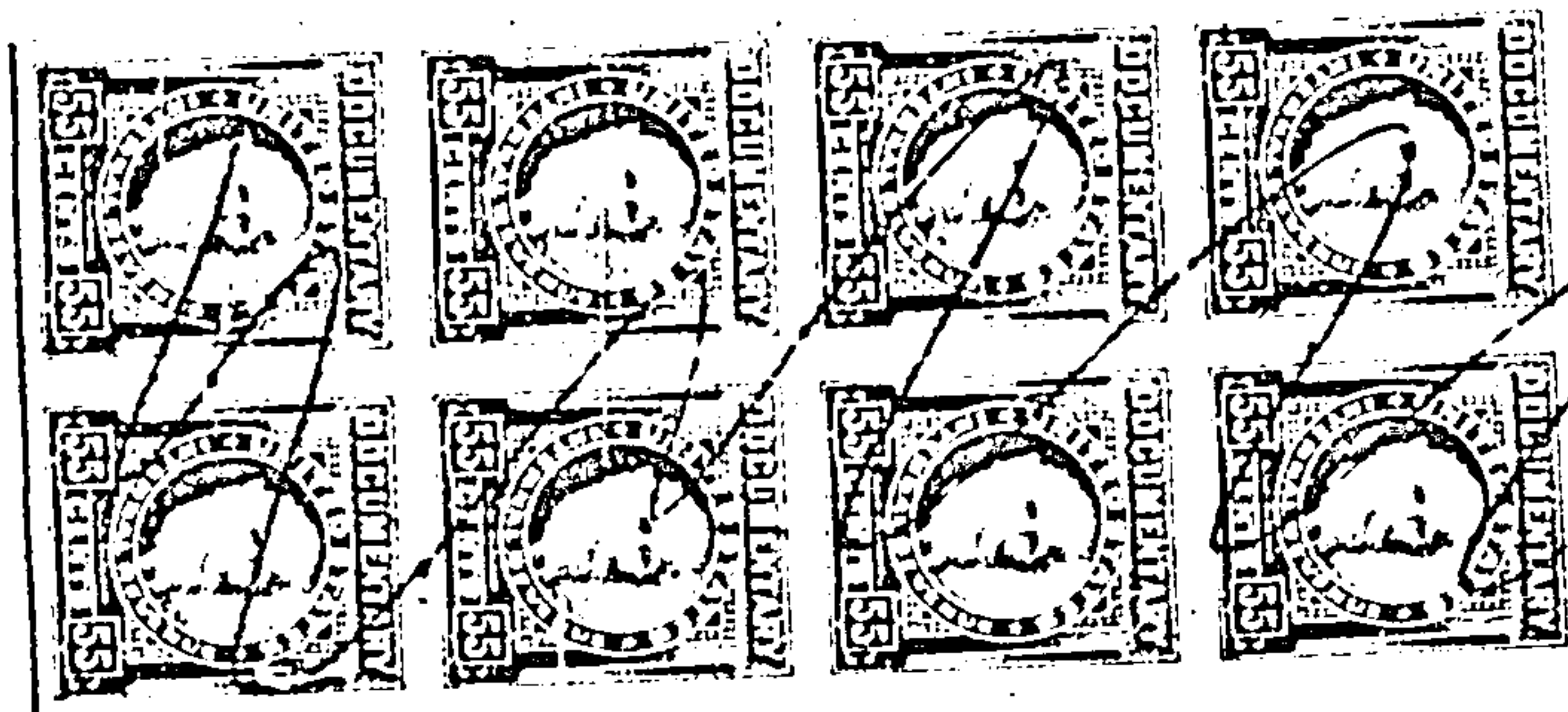
Billy A. Whitten and wife, Bobbie Nell Whitten

(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:

All of the $S\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 28, Township 20, Range 1 East, except the following tract conveyed to the State of Alabama for school lot as follows: Begin at a point 70 feet east of the SW corner of the $NE\frac{1}{4}$ of $SE\frac{1}{4}$ and run East 560 feet; thence North 200 feet; thence North 53 deg. West 408 feet to the East side of the Columbiana road; thence Southwest along said road 519 feet to the point of beginning, the said exception containing 3.4 acres, more or less.

Also a strip 210 feet wide off the East side of the $S\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 28, Township 20, Range 1 East; and containing all 20 acres, more or less.

EXCEPT HIGHWAY RIGHT OF WAY.



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 17th day of August, 19 63.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 17th
1963
RECORDED & 17 INTG. TAX
& 17 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Johnie H. Sims (Seal)
(Johnie H. Sims)

STATE OF ALABAMA

SHELBY

COUNTY

Conrad M. Joubert General Acknowledgment

I, Conrad M. Joubert, the undersigned JUDGE OF PROBATE, a Notary Public in and for said County, in said State, hereby certify that Johnie H. Sims whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day 17th of August, 19 63, 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 17th day of August, A. D., 19 63.

Shelby G. Stinson
Notary Public.

Notary Public, State of Alabama at Large
My Commission Expires Nov. 1, 1963
Bonded by United States Fidelity and Guaranty Company.

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