

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE DOLLARS (\$5.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Effie Sims, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Johnie Sims

(herein referred to as grantee, whether one or more) my undivided interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 28, T-20-S, R-1-E; thence run East along North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 520.00 feet to the point of beginning; thence continue East along North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 315.00 feet; thence turn an angle of 90 deg. 00' to the right and run South a distance of 420.00 feet; thence turn an angle of 90 deg. 00' to the right and run West a distance of 315.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run North a distance of 420.00 feet to the point of beginning. Situated in NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama, and containing 3.00 acres.

As a part of the consideration hereof grantors herein do hereby grant unto grantee herein the option to purchase the balance of land owned by J.A. Sims in Shelby County, Alabama at the time of his death; said option to be exercised by grantee within 30 days after the death of Willie B. Sims, by paying \$8,000.00 upon the delivery of a warranty deed properly signed by all of the owners at said time; said \$8,000.00 to be distributed under the laws of descent and distribution to the next of kin of J.A. Sims, deceased. It being agreed and understood that in such event grantee shall also share in the distribution of said moneys in the proportion of 1/5 after payment of any expenses incurred in connection with said sale. If said option is not exercised within 30 days after the death of said Willie B. Sims, this option to be null and void.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of August, 1965.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/14/65
RECORDED & INDEXED
& \$5.00 TAX
PD. ON THIS INSTRUMENT.

(SEAL)

Effie Sims
(Effie Sims)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that Effie Sims, a widow

a Notary Public in and for said County,

9

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of August, A.D. 1965.

Lance Drasher
Notary Public