

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,
J. W. Sims, a single man

(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:

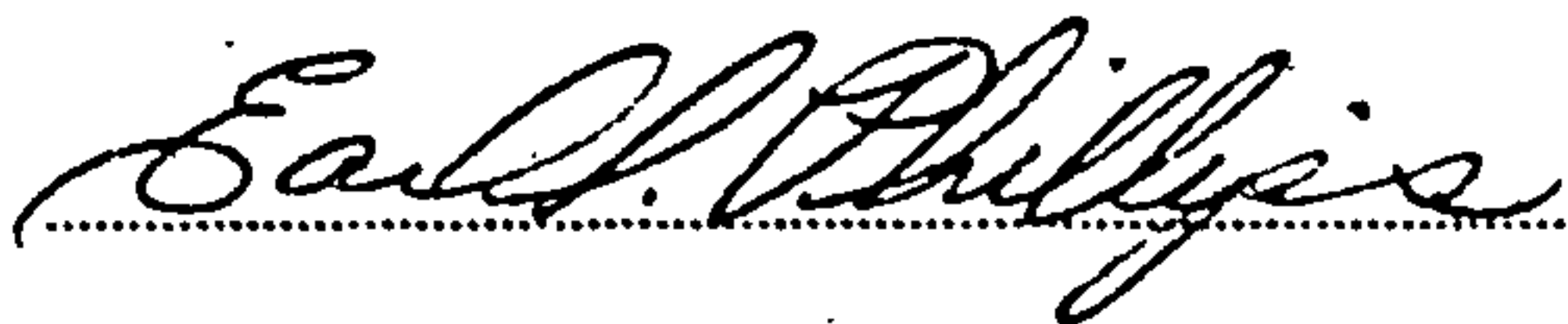
Commence at the NW corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 28, T-20-S, R-1-E, thence run East along North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 520.00 feet to point of beginning; thence continue East along North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 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 feet to the point of beginning. Situated in the 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.

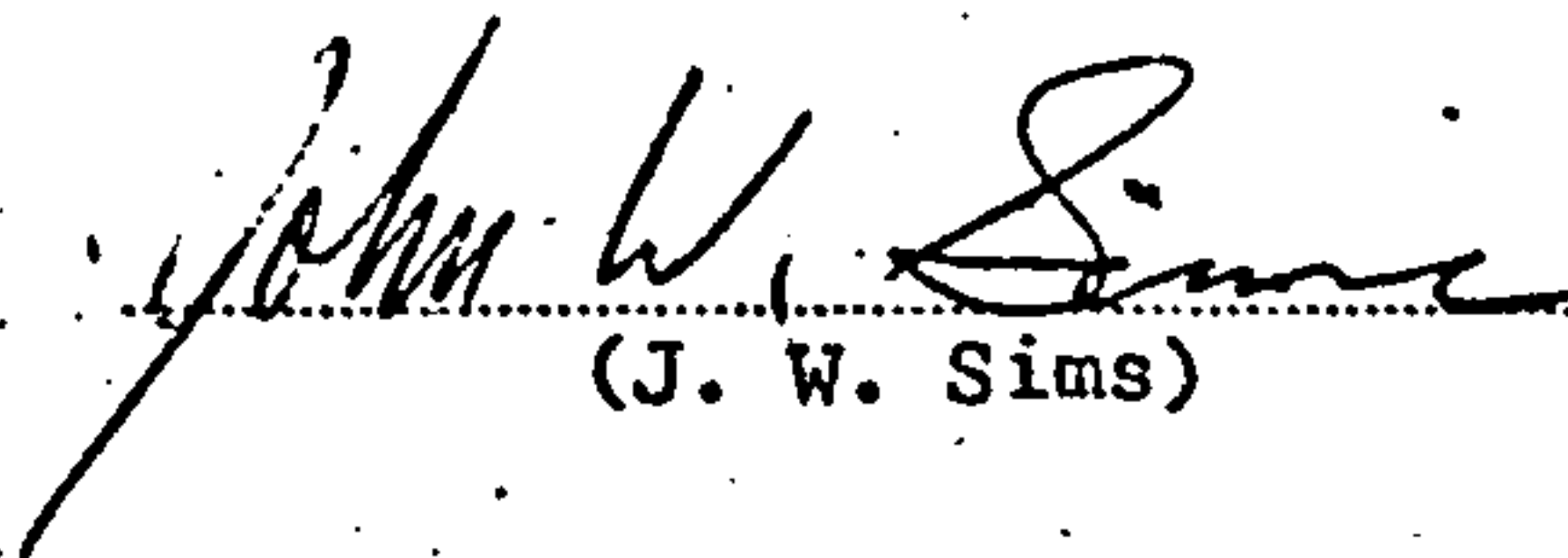
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 19th day of August, 1965.



(SEAL)



(J. W. Sims)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF

COUNTY

General Acknowledgment

I, in said State, hereby certify that

a Notary Public in and for said County,

whose name(s) signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A.D. 19

Notary Public

SEE ACKNOWLEDGEMENT ON REVERSE SIDE HEREOF

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BIRMINGHAM, ALA.

DEED TAX \$

RECORD FEE \$

TOTAL \$

WITH THE ARMED FORCES OF
THE UNITED STATES AT HQ)
12TH USASA FIELD STATION) SS

Personally appeared before me, the undersigned authority, J. W. SIMS, who is a person subject to military law with the U. S. Army, in a foreign place, viz: John W. Sims, SP5, U.S. Army, and who is known to me, and who appears for the purpose of the execution and acknowledgement of this instrument, and being first duly sworn, deposes and says that he executed the within instrument voluntarily on the day the same bears date, and with full knowledge of its contents.

Sworn to and subscribed before me this 19 day of August, 1965.

Ronald Fishman
RONALD FISHMAN

(Name)

Captain, 02276973, Infantry

(Rank)

Acting Adjutant

(Title)

HQ 12th USASA Field Station. APO S.F. 96281

(Organization)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4 PM
1965
RECORDED & INDEXED
PD. C. H. T. 1965
JUDGE OF PROBATE