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STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

FIVE DOLLARS (\$5.00)

That in consideration of

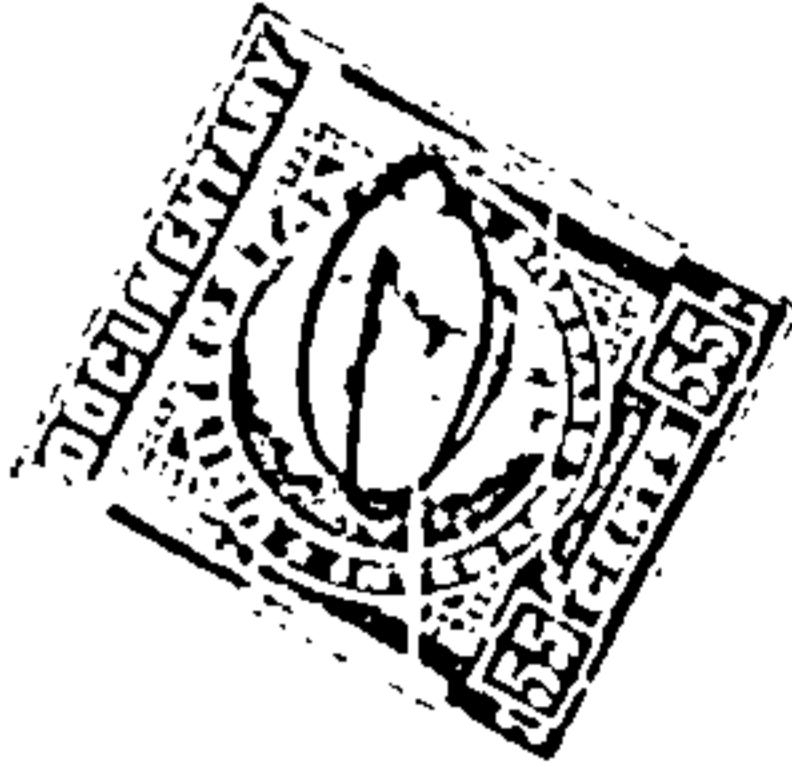
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Willie B. Sims, a widow; Grace S. Crawford, an unmarried woman; Ruth S. Lovell and husband, G. H. Lovell; Llewellyn S. Thomas and husband, Frank Thomas; C. T. Sims and wife, Ina Sims; Ruby S. Stone, 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), our undivided interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of NW¹/₄ of SE¹/₄ of Sec. 28, T-20-S, R-1-E; thence run East along North line of said ¹/₄ ¹/₄ Section a distance of 520.00 feet to the point of beginning; thence continue East along North line of said ¹/₄ 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' to the right and run North a distance of 420.00 feet to the point of beginning. Situated in the NW¹/₄ of SE¹/₄ of Sec. 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

day of August, 1965.

Willie B. Sims (SEAL)
(Willie B. Sims)

Grace S. Crawford (SEAL)
(Grace S. Crawford)

Mrs Ruth S. Lovell (SEAL)
(Ruth S. Lovell)

G. H. Lovell (SEAL)
(G. H. Lovell)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned
in said State, hereby certify that Willie B. Sims

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 31st day of August, A.D. 1965

Lanice Brasher
Notary Public

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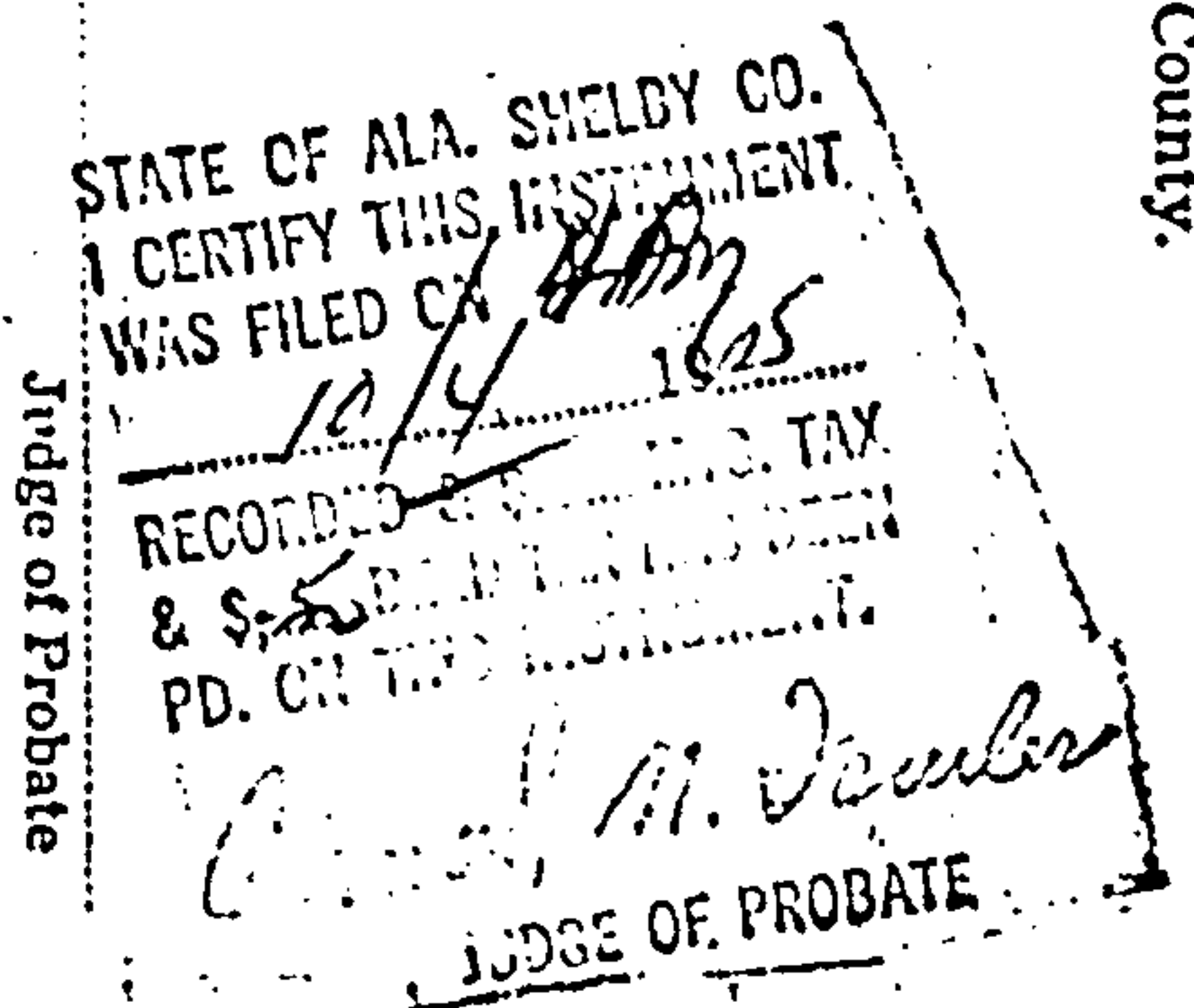
RETURN TO:

Wells

TO

WARRANTY DEED

STATE OF ALABAMA,
County.



LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GRACE S. CRAWFORD, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of August, 1965.

Grace S. Crawford
Notary Public
Arnold H. Flower
Comm expires 4-23-66

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RUTH S. LOVELL and G. H. LOVELL, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of August, 1965.

E. J. Smithson
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that LLEWELLYN S. THOMAS and FRANK THOMAS whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of Sept, 1965.

Lannie Brasher
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that C. T. SIMS and INA SIMS, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of Sept, 1965.

Lannie Brasher
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that RUBY S. STONE, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31 day of August, 1965.

Lannie Brasher
Notary Public