

5923

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 Three Thousand, Two Hundred Fifty and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Estelle L. Sims and husband, Irey E. Sims

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

Ivey B. Sims and Virginia L. Sims

(herein referred to as GRANTEES) an undivided one-half interest in the hereinafter described land, 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:

An undivided one-half interest to:

West Half of Northwest Quarter of Northwest Quarter (W $\frac{1}{2}$  of NW $\frac{1}{4}$  of NW $\frac{1}{4}$ ) Section Two (2), Township Twenty-two (22) South, Range Four (4) West, reserving all the coal, iron ore and other minerals in, under and upon said land together with the usual mining right and privileges;

Also a strip of land north of the Montevallo and Boothton dirt road, beginning at the southeast corner of John Lovelady's land, running south about 69 yards to center of said road; thence west to where 40 line crosses the road; thence north along 40 line to a point due west of beginning; thence east to beginning, being the same property conveyed by Lewis Lawley and wife to John Lovelady on January 25, 1945, as shown by deed recorded in Deed Book 122 page 81 in Probate Office of Shelby County, Alabama.

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8/30

6-2-66

RECORDED & \$ MTG. TAX

\$3.50 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler

JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this 76th day of April, 1966.

WITNESS:

Estelle L. Sims

Estelle L. Sims

Irey E. Sims

Irey E. Sims

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Estelle L. Sims and husband, Irey E. 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 official seal this 76th day of April, A. D., 1966.

Notary Public.