

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 One Hundred Dollars & other good and valuable consideration ~~DOLLARS~~

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

S. M. Bird, Jr. and wife, Patricia C. Bird

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

Hugh M. Sims, Jr. and wife, Ruth M. Sims

(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:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West and run North 2 deg. 19' West 1311.26 feet to the NW corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 24, Township 21 South, Range 1 West; run thence North 85 deg. 28' East along the North boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ according to Parson's Survey 1337 feet to the NW corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21 South Range 1 West, which point is marked by an iron pin; thence turn an angle of 92 deg. 25' 30" right and run thence South 2 deg. 06' 30" East along an old fence line 513 feet to the point of beginning of the lot herein described; thence continue South 2 deg. 06' 30" East along said old fence line 126 feet, more or less, to the North boundary of the J. D. and Polly C. Rowland lot; thence turn an angle of 90 deg. to the left and run thence Easterly along the North boundary of said Rowland lot to the West boundary of a street; thence turn an angle of 90 deg. to the left and run thence North 2 deg. 06' 30" West along the West margin of said street 126 feet to a point; thence turn an angle of 90 deg. to the left and run thence Westerly 150 feet to the point of beginning.

Being a part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21, Range 1 West.

It being the intention of the parties to convey the South half of that certain lot purchased by S. M. Bird, Jr. on September 29, 1962 by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 224, page 726.

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 30th day of August, 1966.

WITNESS:

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-30-66

RECORDED & \$ 1.00 MFG. TAX

\$ 1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

S. M. Bird, Jr. (Seal)
(S. M. Bird, Jr.)

Patricia C. Bird (Seal)
(Patricia C. Bird)

General Acknowledgment

STATE OF ALABAMA
SHELBY

COUNTY

Howard M. Fowler

JUDGE OF PROBATE

I, the undersigned S. M. Bird, Jr. and wife, Patricia C. Bird, a Notary Public in and for said County, in said State,

hereby certify that 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 30 day of August, A. D., 1966.

Lance Brasher
Notary Public.

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