

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of..... Two Hundred Seventy-three and 62/100 (\$273.62) Dollars

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

Joe Sims and wife, Margaret Sims

(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:

NE¹/₄ of NE¹/₄, Section 21, Township 20 South, Range 1 East;
The N¹/₂ of NE¹/₄ of SE¹/₄ of Section 28, Township 20 South, Range 1 East;
The NW¹/₄ of SE¹/₄ of Section 28, Township 20, Range 1 East, except that property presently owned by Johnie Sims in said Quarter Quarter Section.
Also, EXCEPT a strip 210 feet wide off the East side of S¹/₂ of NW¹/₄ of SE¹/₄ of Section 28, Township 20, Range 1 East.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1967 DEC 28 AM 9:45
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consol. M. & S.
JUDGE OF PROBATE

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 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 hands(s) and seal(s), this day of 27 Sept, 1967.

.....(Seal)

.....(Seal)

Ruby Richards.....(Seal)

Joe Sims.....(Seal)
(Joe Sims)

Margaret Sims.....(Seal)
(Margaret Sims)

.....(Seal)

288 GEORGIA
STATE OF GEORGIA }
COBB COUNTY }

General Acknowledgment

251 I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Sims and wife, Margaret Sims, whose name & 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 27 day of Sept, A. D., 1967.

W B Carson

Notary Public, Georgia, State at Large
My Commission Expires July 5, 1969