

This instrument was prepared by

9311

(Name) HEAD AND HEAD, Attorneys At Law

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

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 Ten and No/100 (\$10.00) Dollars and other considerations DOLLARS

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

Billy Avery Whitten and wife, Bobbie Nell Whitten

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

Herbert M. Sims and wife, Reba Mae 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:

That certain lot of land in the Town of Wilsonville, Alabama, described as commencing at the point of intersection of the East right of way line of Alabama Highway No. 25 with the North right of way line of the McGowan Ferry Public Road, and run thence Easterly along the North right of way line of the McGowan Ferry Public Road a distance of 358 feet to the point of beginning of the lot herein described; thence North 2 deg. 26 min. West 190 feet to an iron pin; thence North 87 deg. 46 min. East 180 feet to an iron pin; thence South 2 deg. 26 min. East 190 feet to the North right of way of said McGowan Ferry Road, which said point is marked by an iron pin; thence South 87 deg. 46 min. West along the right of way of said McGowan Ferry Road 180 feet to point of beginning, and being a part of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 6, Township 21 South, Range 2 East.

The above description is intended by the Grantors and the Grantees to describe all of the property situated in the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 6, Township 21 South, Range 2 East, which is owned by the Grantors or not.

The property herein conveyed is subject to a mortgage to the Veterans Administration, and the Grantees assume the remaining indebtedness owed on said mortgage.

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 7th

December, 1967

(Seal)

(Seal)

(Seal)

Billy Avery Whitten

(Seal)

Bobbie Nell Whitten

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

Mary D. Thompson

hereby certify that Billy Avery Whitten and wife, Bobbie Nell Whitten 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 7th day of December A. D., 1967

Mary D. Thompson

Notary Public.