

This instrument was prepared by

11198

(Name) WALLACE & ELLIS, Attorneys

(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 One Thousand, Five Hundred and 00/100 DOLLARS

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

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

John H. Sims and wife, Cynthia R. 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:

All that part of the NE¹/₄ of the NE¹/₄ of Section 7, Township 21, Range 2 East of the Huntsville Meridian Shelby County, Alabama, more particularly described as follows: Beginning at a point which is North 493.09 feet and East 270.38 feet from the SW corner of the NE¹/₄ of the NE¹/₄ of Section 7; thence from the point of beginning North 78° 12' East 197.38 feet to the 297' contour line; thence along said contour line South 08° 12' East 36.44 feet; thence continue along contour line South 06° 33' East 63.93 feet; thence leaving said contour line South 78° 12' West 189.25 feet; thence North 11° 48' West 100.00 feet to the point of beginning. Said property contains 0.44 acres, more or less, and is Tract 2 - A.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Tax 1.50
1968 AUG 10 AM 10:01
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONF. NUMBER
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, I have hereunto set my hand(s) and seal(s), this 8th day of August, 1968

WITNESS:

(Seal)

Bernice Valentine (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bernice Valentine 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 8th day of August A. D., 1968

Lancee Brasher
Notary Public.

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