

This instrument was prepared by

(Name) Joe F. Wideman

Jefferson Land Title Service Co., Inc.

(Address) 2820 Vestavia Forest Place, Birmingham, Ala

AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eight Thousand (\$8,000.00) and No/100-----DOLLARS

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

Joe F. Wideman & wife, Myrtis F. Wideman and William Earl Richards & wife, Frances Richards (who is one & the same as Frances K. Richards)

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

Greer C. Sims and wife, Joan C. 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:

The SE-1/4 of NE-1/4 of Section 4, Township 22 South, Range 1 West, EXCEPT the following described parcel: Commence at the SW corner of said 1/4-1/4 Section and run North along West line a distance of 450 feet to point of beginning of said EXCEPTION; thence continue North along West line of said 1/4-1/4 Section a distance of 624 feet; thence run East and parallel with South line of said 1/4-1/4 Section a distance of 420 feet; thence run South and parallel with West line of said 1/4-1/4 Section a distance of 624 feet; thence run Westerly direction 420 feet to point of beginning of said EXCEPTION.

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 ~~we~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 31st day of March, 1969

WITNESS:

Joe F. Wideman
Myrtis F. Wideman
William Earl Richards
Frances K. Richards

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Donald A. Grant, a Notary Public in and for said County, in said State, hereby certify that Joe F. Wideman, Myrtis F. Wideman, William Earl Richards, Frances K. Richards 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 31st day of March, A. D., 1969

Notary Public