

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-15 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 AND NO/100 (\$1,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ross B. Mullins and wife, Murrel Mullins; W. Joel Thompson and wife, Arminda Thompson (herein referred to as grantors) do grant, bargain, sell and convey unto

Alton Sims and wife, Becky 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 Northwest corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 29, Township 21 South, Range 1 West and run North 87 deg. 00' East (M.B.) a distance of 255.00 feet to the point of beginning; thence continue along said line a distance of 150.00 feet to a point; thence turn an angle of 87 deg. 30' to the right and run a distance of 212.63 feet to a point on the northwest 40' right of way line of State Highway 70; thence turn an angle of 71 deg. 02' to the right and run along said right of way line a distance of 158.45 feet to a point; thence turn an angle of 108 deg. 58' to the right and run a distance of 270.73 feet to the point of beginning. Said parcel of land is lying in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 29, Township 21 South, Range 1 West and contains 0.83 acres, more or less.

STATE OF ALA. SHELBY CO.
IDENTIFY THIS
INSTRUMENT WAS FILED
1970 FEB 12 PM 3:10
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
General Acknowledgment
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, we have hereunto set our hand(s) and seal(s), this 12 day of February, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

Ross B. Mullins (Seal)

Murrel Mullins (Seal)

W. Joel Thompson (Seal)

Arminda Thompson (SEAL)

General Acknowledgment

the undersigned

hereby certify that Ross B. Mullins & wife, Murrel Mullins; W. Joel Thompson & wife, Arminda Thompson 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 12 day of February, A. D., 1970.

Lancei Brasher
Notary Public.

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