

This instrument was prepared by

(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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

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

Harry L. Phillips and wife, Sue Smith Phillips

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

Thomas Wayne Sims and wife, Rebecca Ann 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:

Commencing at an iron pin on the West margin of Arlington Street in the Town of Columbiana, Alabama, which point is the NE corner of Lot 3, Block B, according to College Park Survey as recorded in Map Book 3, page 15, in the Office of the Probate Judge of Shelby County, Alabama, running thence Northwardly along said West margin of Arlington Street, a distance of 35 feet to a point which is the North side of a 20 foot alley, and the point of beginning; thence turning an angle of 94 deg. 10' to the left, run Westerly along the Northern margin of said alley for a distance of 112.2 feet to a point; thence turning an angle of 87 deg. 43' to the right, run Northerly with the East boundary of the Sam Shafferman & P. B. Shaw lot for a distance of 162.24 feet to a point; thence turning an angle of 83 deg. 00' to the right, run Eastwardly a distance of 133.10 feet to a point on the West margin of Arlington Street; thence turning an angle of 103 deg. 27' to the right, run South along the West margin of Arlington Street a distance of 184.10 feet to the point of beginning.

As a part of the consideration for this conveyance grantees assume and agree to pay as the same becomes due that certain mortgage to Shelby County Savings and Loan Association of Columbiana, Alabama, recorded in Mortgage Book 287, page 370, in the Probate Records of Shelby County, Alabama.

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 19th day of March, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

Harry L. Phillips (Seal)

Sue Smith Phillips (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned

Harry L. Phillips and wife, Sue Smith Phillips

whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me

this day, that, being informed of the contents of the conveyance they executed the same voluntarily

the day the same bears date.

Given under my hand and official seal this 19 day of March A. D., 1970

Nancy K. Brasher

Notary Public.