

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 FIVE HUNDRED DOLLARS PLUS OTHER GOOD AND VALUABLE CONSIDERATION DOLLARSX

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

Johnny Sims, a widower

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

Earl Morris and wife, Mary Ruth Morris

(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 of the N¹/₂ of the NW¹/₄ of SE¹/₄ and the N¹/₂ of the NE¹/₄ of SE¹/₄ of Section 28, Township 20 South, Range 1 East, lying Northeast of County Highway No. 56 R.O.W. line and also that part thereof lying East of County Highway No. 61; Except the R.O. W. of County Highway No. 61.

Said parcel of land is lying in the N¹/₂ of the NW¹/₄ of SE¹/₄ and N¹/₂ of NE¹/₄ of SE¹/₄ of Section 28, Township 20 South, Range 1 East, and contains 20.0 acres, more or less, not including Highway right of way.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1970 DEC - 8 AM 9:13
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Dorothy M. [unclear]
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 27 day of November, 1970

WITNESS:

(Seal) [Signature: Johnny A. Sims] (Seal)
(Seal) [Signature] (Seal)
(Seal) [Signature] (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 Johnny Sims, a widower whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of November, A. D., 1970

Notary Public.

BOOK 200 PAGE 155