

This instrument was prepared by

(Name)..... HEAD AND HEAD, ATTORNEYS AT LAW

(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 Three Hundred Fifty and No/100 (\$350.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joe E. Snyder and wife, Linda B. Snyder

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

N. E. Sims and wife, Pearl 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:

Begin at the NE corner of the NW¼ of SW¼ of Section 34, Township 19 South, Range 1 West, and run thence South along the East line of said quarter-quarter section a distance of 70 feet to a point; thence run in a Southwesterly direction to a point on the public road which is 110 feet South (measured along the meanderings of said public road) of the North line of said quarter-quarter section; thence run along said road in a Northeasterly direction a distance of 70 feet to a point 40 feet South (measured along the meanderings of said public road) of the North line of said quarter-quarter section; thence run in a Northeasterly direction to the point of beginning. Minerals and mining rights are excepted, and transmission line permits to Alabama Power Company and public road right of way of record are also excepted.



19710319000010320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1971 MAR 18 PM 3:36
U.C. FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE
Clerk of Probate
NOTE TO RECORDEE

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 OUT hand(s) and seal(s), this 3rd day of December, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

X Joe E. Snyder (Seal)

X Linda B. Snyder (Seal)

General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Joe E. Snyder and wife, Linda B. Snyder

whose name S 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 3rd day of December, A. D., 1970

Lance Brasher

Notary Public.

704

PAGE

BOOK 266