

4141 See Mtg 318-312

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

This Instrument Was Prepared By
WILLIAM A. JACKSON, ATTORNEY
1300 City National Bank
BIRMINGHAM, ALA. 35203

That in consideration of Fifteen Thousand Seven Hundred Fifty & No/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Jeff C. Hornsby and wife, Claudette H. Hornsby

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

William Bryan Simpson and Kathryn Joann Simpson

(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 Southwest corner of the Northwest Quarter of the northeast Quarter of Section 23, Township 20 South, Range 3 West; run thence in an easterly direction along the South line of said quarter-quarter section for a distance of 466.90 feet; thence turn an angle to the right of 88 degrees 41 minutes 30 seconds and in a Southerly direction for a distance of 877.73 feet to the point of beginning; from the point of beginning thus obtained thence turn an angle to the left of 105 degrees 13 minutes 15 seconds and in a Northeasterly direction for a distance of 173.84 feet; thence turn an angle to the left of 88 degrees 15 minutes and in a Northwesterly direction for a distance of 198.23 feet; thence turn an angle to the left of 90 degrees in a Southwesterly direction for a distance of 125 feet; thence turn an angle to the left of 76 degrees 31 minutes 45 seconds and in a Southerly direction for a distance of 209.29 feet to the point of beginning.

\$15,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to easements and restriction of record.



19710727000030670 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/27/1971 12:00:00 AM FILED/CERT

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 ~~ourselves~~ (ourselves) and for ~~our~~ (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: except current ad valorem taxes and as set out

above that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 and seals, this 8 day of July, 1971.

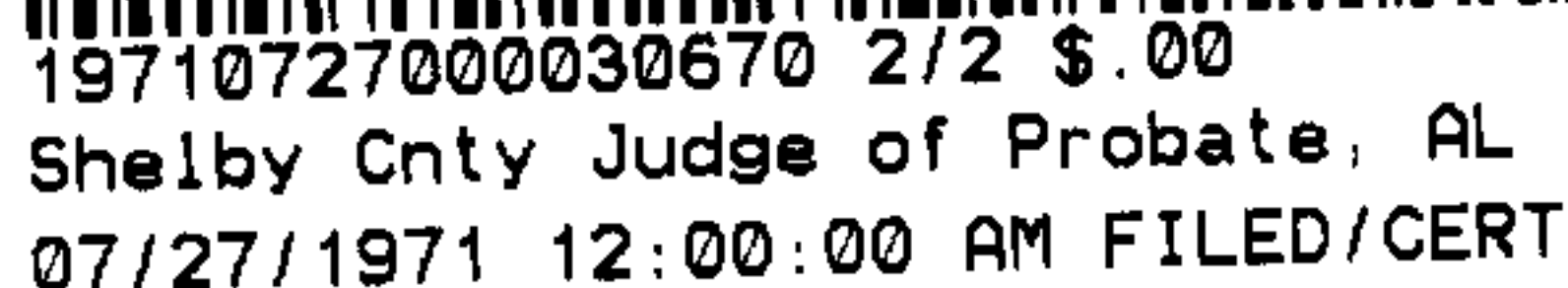
WITNESS:

Jeff C. Hornsby
Jeff C. Hornsby
Claudette H. Hornsby
Claudette H. Hornsby

Birmingham, Alabama

10

P.O. BOX 1865, LOUISVILLE, KENTUCKY 40201



JEFFERSON

COUNTY

Given under my hand and official seal this 8 day of July A. D., 1971

Notary Public

COUNTY

Given under my hand and official seal this day of

CONFIDENTIAL

ACKNOWLEDGED BEFORE
 REC. BY: & PAGE AS SHOWN ABOVE
 B.C.C. FILE NUMBER
 100 JUL 27 AM 8:26
 CERTIFY THIS
 INSTRUMENT WAS
 FILED
 STATE OF ALA. SHELBY CO.
 NOTARIAL

COUNTY

Given under my hand, this the day of

19

Notary Public