

This instrument was prepared by

(Name) Karl C. Harrison

(Address)

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 and no/100----- 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, James D. Haynes and wife, Janet Haynes

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

Betty Wyatt Sims and husband, Hugh M. Sims, Jr.

(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, an undivided one-half interest in & to the following described real estate situated in Shelby County, Alabama to-wit:

The E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 33, Township 21 South, Range 1 West lying East of Waxahatchee Creek.
The S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 34, Township 21 South, Range 1 West.
Also a 260 foot strip off the West side of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 34, Township 21 South, Range 1 West, to the public generally.
Also the right of ingress and egress/over and along a road easement 60 feet in width along the South line of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ commencing at the intersection of said South line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the North boundary of Alabama Highway No. 25 R/O/W and extending westward to the East line of said 260 foot strip off West side of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 34.

For the above consideration we do hereby dedicate the roadway to the use of the public generally and it is our intention to make said strip a public roadway.



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Shelby Cnty Judge of Probate, AL
10/20/1971 12:00:00 AM FILED/CERT

REC. FILED
1971 OCT 20 PM 11:10
SHELBY COUNTY, ALA.
JUDGE OF PROBATE
CLERK

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 18th day of October, 1971

WITNESS:

(Seal)
(Seal)
(Seal)

James D. Haynes
Janet Haynes
(Seal)
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that James D. Haynes and wife, Janet Haynes 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 18th day of October, A. D., 1971.

Martha B. Joiner
Notary Public.

BOOK 270 PAGE 593