

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
05/11/1972 12:00:00 AM FILED/CERT

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 Forty-eight Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Marvin B. James and wife, Nell L. James

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas Jackson Grimes and Claudia Grimes

(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:

Lot No. 90 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by
Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly
described as follows:

Begin at the intersection of the west right-of-way line of Fallon Avenue and the south
right-of-way line of 2nd Avenue, said right-of-way lines as shown on the Map of the
Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northwesterly
along said right-of-way line of 2nd Avenue for 75.0 feet; thence 90 deg. 25 min. left
and run southwesterly for 95.70 feet; thence 89 deg. 35 min. left and run southeasterly
for 75.0 feet to a point on the west right-of-way line of Fallon Avenue; thence 90 deg.
25 min. left and run northeasterly along said right-of-way line of Fallon Avenue for
95.70 feet to the point of beginning.

STATE OF ALABAMA, SHELBY CO.
NOTARY PUBLIC
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1972 MAY 11 AM 9:58
U.C.C. FILE NUMBER ON
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMED
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, we have hereunto set our hand(s) and seal(s), this
day of May, 19 72.

WITNESS:

.....(Seal)

Marvin B. James (Seal)
Marvin B. James

.....(Seal)

Nell L. James (Seal)
Nell L. James

.....(Seal)

.....(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Marvin B. James and wife, Nell L. James, a Notary Public in and for said County, in said State,
hereby certify that Marvin B. James and wife, Nell L. James
whose name is 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 5 day of May, A. D., 19 72.

Notary Public.