

3 5.1
This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys 10480

(Address) Columbiana, Alabama 35051



19720718000035560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/18/1972 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 TWO THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS

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

W. C. Billingsley and wife, Ethel Billingsley

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

Hugh M. Sims, Jr. and wife, Betty 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:

Lot No. 14 in Triple Springs Subdivision as shown by map
recorded in the Probate Office of Shelby County, Alabama,
in Map Book 5, page 34.

Subject to utility easement and building restriction line as
shown on map of said subdivision.

Subject to restrictions of Triple Springs Subdivision as recorded
in Deed Book 256, page 481, in the Probate Records of Shelby
County, Alabama.

STATE OF ALABAMA, SHELBY CO.
NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 JUL 18 AM 10:27
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Concord M. Brasher
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 27th
day of April, 1972

WITNESS:

275 PAGE 247
_____(Seal)
_____(Seal)
_____(Seal)

WC Billingsley (Seal)
Ethel Billingsley (Seal)
_____(Seal)

BOOK STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that W. C. Billingsley and wife, Ethel Billingsley
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 27 day of April, A. D., 1972

Nancy K. Brasher
Notary Public.