

This instrument was prepared by

(Name) Karl C. Harrison
Attorney at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

William Venable

an undivided one-third interest in and to

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

All that part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and that part of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and that part of the north 15 acres of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, lying west and north of paved Shelby County Road No. 77 and which lies south of Beeswax Creek; all in Section 4, Township 22 South Range 1 East; containing 39 acres, more or less.



19721222000062470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/22/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 DEC 22 AM 9:54
FILED AS SHOWN ABOVE
NOTARY PUBLIC

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of October, 1972.

BOOK 277 PAGE 713

(SEAL)

Hugh M. Sims, Jr.

(SEAL)

(SEAL)

Betty Sims

(SEAL)

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

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 28 day of October A.D. 1972.

Martha B. Joiner
Notary Public