

This instrument was prepared by Charles
A. J. Beavers, 702 Jefferson Federal Bldg.
Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

19730112000001730 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1973 12:00:00 AM FILED/CERT

That in consideration of --Four Thousand One Hundred and no/100---(\$4,100.00)----- DOLLARS
and the assumption of the hereinafter described mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged we, Zenas Waldo Ford, III and wife, Lynda Anne Ford
(herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Simmons and wife, Willodean Simmons

(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 15, in Block 3, according to the Survey of Oak Mountain Estates, Second Sector,
as recorded in Map Book 5, page 76, in the Office of the Judge of Probate of Shelby
County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 1973.
2. Restrictions in Deed Book 268, page 620.
3. A 30 foot building set back line from Cahaba Valley Road.
4. Right of way in favor of Ala. Power Co. in Deed Book 108, page 379.
5. Right of way in favor of Ala. Power Co. and Sou. Bell T & T Co in Deed Book 269,
page 414.
6. A 15 foot utility easement over the SW and SE sides of subject property.

And as a further part of the consideration the Grantees herein agree to assume and
pay the balance of that certain mortgage executed by the Grantors herein to
Molton, Allen & Williams, Inc. recorded in Mortgage Book 320, page 364 and assigned
to The First Federal Savings & Loan Association of Gadsden by assignment in Deed Book
272, page 183, in the Probate Office of Shelby County, Alabama according to the terms
of said mortgage and the indebtedness thereby secured.

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: except as above set forth;

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 hands and seals, this 10th
day of January, 1973.

WITNESS:

Charles A. J. Beavers

Charles A. J. Beavers

Zenas Waldo Ford, III

Zenas Waldo Ford, III

Lynda Anne Ford

Lynda Ann Ford

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BOOK

RETURN TO *Charles Beavers*
702 Goff Road
Shelby, Ala.

TO

Ref 2. Alabama
504-2621111111

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

S.D.O

2.15

LOUISVILLE TITLE INSURANCE
COMPANY

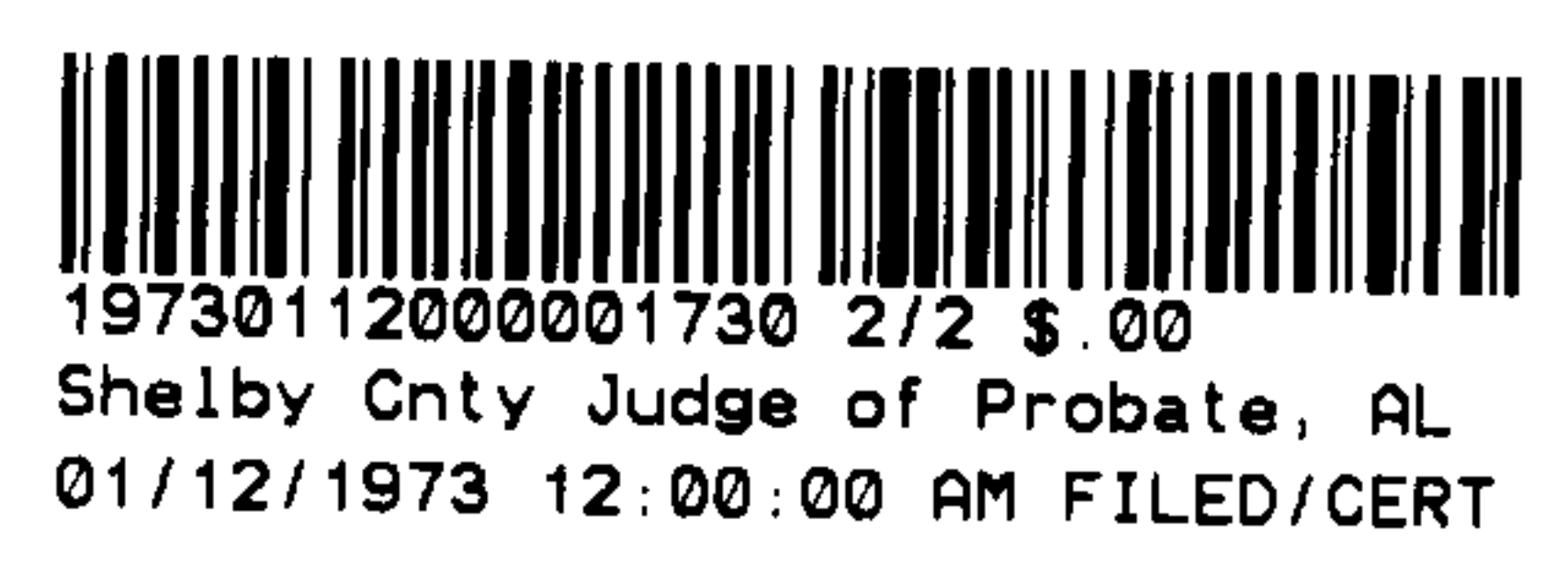
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgment



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zenas Waldo Ford, III and wife, Lynda Anne Ford 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 10th day of January A. D., 19 73.

Charles Beavers

Notary Public

BOOK 278 PAGE 188
STATE OF ALABAMA
RECORDED
JAN 12 1973
U.C.C. FILE NUMBER OR
REC. BK. & PAGE IS SHOWN ABOVE
Clerk of Probate

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public