

This instrument was prepared by

(Name) Charles C. Nelson, Jr

(Address) Rt. #1 - Box 1314 - Alabaster, Alabama 35007

Jefferson County, Alabama

AGENCY

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,



19730115000001990 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/15/1973 12:00:00 AM FILED/CERT

That in consideration of Five Thousand and no/100- DOLLARS

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

Charles Clifton Nelson, Jr. and wife, Nellie J. Nelson

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

Clarence G. Simmons, and Bertha G. 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 1 Block 3 and the North one-half of Lot 2, Block 3, according to Squires map of the town of Helena, Alabama.

STATE OF ALABAMA, SHELBY CO.  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 JAN 15 AM 9:53  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
C. J. HARRIS  
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 25th day of November, 1972

WITNESS:

(Seal)  
(Seal)  
(Seal)

Charles Clifton Nelson (Seal)  
Nellie J. Nelson (Seal)  
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Oscar Harris, a Notary Public in and for said County, in said State, hereby certify that Charles Clifton Nelson, Jr. and wife Nellie J. Nelson 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 25 day of Nov A. D., 1972

Oscar Harris  
Notary Public.

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