

This instrument was prepared by

(Name) Wade H. Morton, Jr.

(Address) Attorney at Law, P.O. Box 1227, Columbiana, Alabama 35051

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,

3547

That in consideration of One Hundred and No/100 (\$100.00)-----DOLLARS and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas M. Allen and wife, Mary L. Allen

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

Walter L. Sims and wife, Josephine R. 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. 4 of Hickory Hills Subdivision, according to the map or plat thereof recorded in Map Book 5, at Page 103, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except mineral and mining rights.

Subject to the following encumbrances, restrictions, easements and reservations:

1. Mineral and mining rights reserved, as shown by deed dated June 16, 1900 and recorded in Deed Book 36, at Page 557, in the Office of the Judge of Probate of Shelby County, Alabama.
2. Subject to easements and building setback line, as shown on the map or plat of said subdivision recorded in Map Book 5, at Page 103, in said Probate Records.
3. Subject to restrictions, limitations, conditions and easements imposed upon said real estate by that certain instrument entitled, "Restrictions for Hickory Hills Subdivision", dated May 5, 1972 and recorded in Miscellaneous Book 1, at Page 526, in said Probate Records.
4. Ad valorem taxes for the tax year 1973, which became a lien on this land on October 1, 1972, but which are not due and payable until October 1, 1973.

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 1st day of March, 1973.

WITNESS:



19730304000011750 1/1 \$.00
Shelby Cnty Judge of Probate, AL (Seal)
03/04/1973 12:00:00 AM FILED/CERT

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Carolyn Morris, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Allen and wife, Mary L. Allen, 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 1st day of March, A.D. 1973.

Carolyn Morris
Notary Public

Deed Book 278 - Page 918

RECEIVED
FILED
MAR 4 1973
SHELBY COUNTY
JUDGE OF PROBATE
OFFICE
101 N. 1ST ST.
BIRMINGHAM, ALA. 35202