

(FOR TRANSFER CASES)

WARRANTY DEED

of Shelby County, State of Alabama, party (ies) of the first part,

County, State of Alabama, parties of the second part,
WITNESSETH: That the said party (ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to

with the right of survivorship, the following described land, lying and being in the County of Shelby

_____, State of Alabama, to-wit:

There is also conveyed to grantees the rights of grantors as described in that certain Agreement dated Feb. 12, 1970 recorded in the Probate Office of Shelby County, Alabama in Deed Book 261, page 218.

This deed is given for the sole purpose of correcting the erroneous acknowledgment contained in that certain deed from grantors to grantees herein dated Oct. 29, 1971 recorded in Probate Office of Shelby County, Alabama in Deed Book 270, page 761.

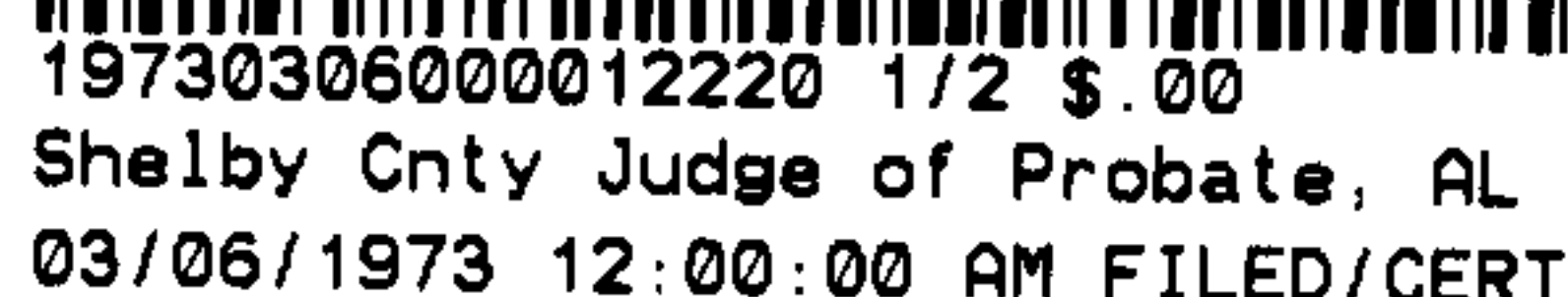
The above-described land is subject to the following:

James Sims, and wife, Violet Sims

dated the 12th day of February, 19 70, and recorded in

Mortgage Book 313 , at Page 398 , in the Office of Judge of Probate of Shelby

_____ County, Alabama:



FHA-AL-427-4 (Rev. 6-18-70)

TO HAVE AND TO HOLD to said parties of the second part, 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.

their heirs, executors, administrators and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of them

premises are free from all encumbrances except as hereinbefore set forth; that they

will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set their
hand(s) and seal(s), the day and year first above written.

BOOK 279 PAGE 42

STATE OF ALABAMA
COUNTY OF SHELBY

Rec'd \$44.50
May - 6 11:10:13

U.C. FILE NUMBER OF
BK & PAGE AS SHOWN
ON FILE

James Sims (LS)

Violet Sims (LS)

hereby certify that James Sims and wife, and Violet Sims
whose name(s) is (are) signed to the foregoing conveyance and who is (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 seal this 5th day of March, 1973

(SEAL)

My Commission Expires: 8/8/14

March, 19 73.
Willard L. Linn
Notary Public

$$\begin{array}{r} 195 \\ 541 \\ \hline 105 \end{array}$$


19730306000012220 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/06/1973 12:00:00 AM FILED/CERT