

This instrument was prepared by

(Name).....Nolan L. Shory, Attorney at Law 767

(Address).....337 Green Springs Avenue, So. Birmingham, Ala. 35205

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,

That in consideration of One Hundred Dollars and other good and valuable consideration DOLLARS

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

Fay Fancher Holmes and husband, J. A. Holmes
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Fulton Sims and wife, Jewel McKinney 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:

A parcel of land consisting of approximately one half acre in the NE 1/4 of the SW 1/4 of Section 4, Township 20, Range 1 East, Shelby County, Alabama, more particularly described as commencing at the NW corner of the NE 1/4 of the SW 1/4 of Section 4, Township 20, Range 1 East, run South along Forty line 188 feet, then East 105 feet, to a point of beginning, then run South parallel with West Forty line 420 feet to a point on the highway right of way, then run East along highway right of way 52 1/2 feet to a point, then run North and parallel with West Forty line a distance of 457 feet to a point, then run 52 1/2 feet to a point being the point of beginning.

Subject to purchase money mortgage in the amount of \$300.00.

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 2nd day of November, 1973.

WITNESS:

(Seal)

(Seal)

(Seal)

Fay Fancher Holmes (Seal)

J. A. Holmes (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fay Fancher Holmes and husband J. A. Holmes 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 2nd day of November, A. D. 1973.

Notary Public.