

This instrument was prepared by

(Name) Drew W. Peterson

(Address) 800 First National-Southern Natural Bldg., Birmingham, Ala. 35203

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

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Five Thousand Seven Hundred and No/100 - ----- DOLLARS
(\$35,700.00)

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

Walter L. Sims and Josephine R. Sims

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

Chester C. Chlon and Willa Chlon

(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 4, according to the Survey of Hickory Hills, as recorded in Map Book 5, Page 103, in the Office of the Judge of Probate of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to the following exceptions:

1. Taxes due in the year 1974, a lien but not yet payable.
2. Mineral and mining rights excepted in Deed Book 36, Page 557.
3. Easements and building set back line as shown on record plat.
4. Restrictions in Miscellaneous Book, Page 526, which contain no reversionary clause.

\$32,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 285 PAGE 694

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 MAR 12 11:59
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
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 2nd day of January, 19 74

WITNESS:

(Seal)

(Seal)

(Seal)

Walter L. Sims (Seal)
Walter L. Sims

Josephine R. Sims (Seal)
Josephine R. Sims

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

19740312000011800 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/12/1974 01:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter L. Sims and wife, Josephine R. Sims 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 January, A. D., 19 74

Drew W. Peterson

Notary Public.