

This instrument was prepared by

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
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,

That in consideration of One and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hugh Sims, Jr. and wife, Betty Wyatt Rush Sims
(herein referred to as grantors) do grant, bargain, sell and convey unto
Julius D. Wyatt and Sharon B. Wyatt

(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. 9 and Fractional Lot 10 of Block 1, of Columbiana Homes, Inc., Subdivision
as the same appears of record in the Probate Office of Shelby County, Alabama in
Map Book 3, page 82.

Subject to restrictive covenants heretofore filed in the Probate Office of Shelby
County, Alabama and recorded in Deed Book 143, page 258 in said Probate Office.

This deed is executed for the purpose of correcting the defective description contained
in that certain deed from the Grantors herein to the Grantees herein, dated July 24, 1973
and recorded in Deed Book 281, page 474 in the Probate Office of Shelby County, Alabama.



19740329000014750 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/29/1974 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR 29 PM 1:44
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
C. J. McArthur

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) 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
day of March, 1974.

WITNESS:

(Seal) _____
(Seal) _____
(Seal) _____
Hugh Sims, Jr.
Betty Wyatt Rush Sims

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State,
hereby certify that Hugh Sims, Jr. and wife, Betty Wyatt Rush Sims
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day of March, 1974, 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 March, A. D., 1974.