

This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama 35124

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 Five Thousand and no/100 ----- DOLLARS

And the assumption of the below described mortgage.

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

Jerry E. Sims and wife, Delwyn Sims  
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. Wayne Russell and wife, Mary L. Russell  
(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 9 according to the Survey of Kenton Brant Nickerson Subdivision, as recorded in Map Book 5 page 53 in Probate Office of Shelby County, Alabama. Situated in town of Alabaster, Shelby County, Alabama.

And as further consideration, the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage from Donald Lee Barker and Catherine F. Barker to Robinson Mortgage Company Inc., dated 1st March 1972 and recorded in Mortgage Book 321 page 389 in Probate Office and assigned to Franklin Federal Savings and Loan Association by assignment dated 20th June, 1973 and recorded in Misc. Book 5 page 104 in Probate Office according to the terms and conditions of said mortgage and the indebtedness secured thereby.

Subject to all covenants, restrictions, conditions, limitations rights of way and easements of record.



19741008000049530 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/08/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 OCT -8 AM 8:29  
U.C.C. FILE NUMBER OR  
REG. BK. & PAGE AS SHOWN ABOVE  
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 Oct 1st day of \_\_\_\_\_, 1974.

WITNESS:

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C. Reed (Seal)  
Linda Ellis (Seal)  
Maureen Sepulveda (Seal)

LOUISIANA  
STATE OF ALABAMA  
BOSSIER PARISH

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry E. Sims and wife, Delwyn 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 1st day of OCTOBER A. D. 1974  
S. Frank Hallow  
Notary Public