

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-7 Rev. 1-66

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND, FIVE HUNDRED & NO/100 (\$2,500.00) DOLLARS of which \$500.00 has been paid in cash and balance of \$2,000 secured by purchase money mortgage

to the undersigned grantor, SHELBY SHORES, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

F. A. Mims and wife, Irene Mims

(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:

Lot 1 in Shelby Shores, First Addition, according to map of said Shelby Shores, First Addition, recorded in Probate Office of Shelby County, Alabama in Map Book 5, page 29.

SUBJECT TO same restrictions as shown in the Probate Office of Shelby County, Alabama in Deed Book 223, page 9.

SUBJECT TO: Transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Co. recorded in said Probate Office in Deed Book 225, page 453. Also, permit to Alabama Power Company recorded in Deed Book 225, page 918 in said office. Also, transmission line permits and public road rights of way of record. Also, Rights acquired by Alabama Power Company by deeds recorded in said Probate Office in Deed Book 253, page 120 and in Deed Book 253, page 116.

19750205000005740 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/05/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 FEB -5 PM 9:21  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Corral M. Brasher  
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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice-President, George Horn who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of September 1970.

ATTEST:

SHELBY SHORES, INC.

By

Vice - President

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that George Horn whose name as Vice-President of Shelby Shores, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 26 day of September, 1970.

Lanice Brasher  
Notary Public