

This instrument was prepared by

(Name) Robert O. Driggers, Attorney 3490

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of <sup>41750.00</sup> Forty Seven Thousand Five Hundred and No/100----- DOLLARS

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

WILLIAM J. MIMS, an unmarried man

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

ROBERT E. FORTENBERRY and MARY G. FORTENBERRY

(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:  
Part of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, turn an angle to the right of 45° 47' from the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section and run in a Northeasterly direction a distance of 291.10 feet to a point on the Southwesterly right of way of Shelby County Highway #95; thence turn an angle to the right of 88°58' and run in a Southeasterly direction along said Highway right of way for a distance of 304.88 feet to a point on the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn an angle to the right of 136°49' and run in a Westerly direction along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 425.32 feet to point of beginning.

This conveyance is subject to the following:

1. Taxes for 1975 and subsequent years.
2. Easement to Southern Natural Gas Corporation as shown by Deed Book 90, Page 497 in Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County recorded in Deed Book 271, Page 725 in said Probate Office.

\$42,750.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 4 day of April, 19 75.

291 PAGE 500  
 INSTRUMENT FILED  
 1975 APR -8 AM 7:56  
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(Seal) \_\_\_\_\_  
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*William J. Mims* (Seal)  
 WILLIAM J. MIMS

19750409000015310 1/1 \$.00  
 Shelby Cnty Judge of Probate, AL  
 04/09/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Mims, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of April, A. D., 19 75.

*Robert O. Driggers*  
 Notary Public.

My Commission Expires May 8, 1978