

This instrument was prepared by

(Name) WILLIAM J. MIMS ⁴⁶⁵⁴

(Address) 512 North 18th Street, Birmingham, Alabama 35203

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Shelby Cnty Judge of Probate, AL
05/20/1975 12:00:00AM FILED/CERT

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 Forty-Eight Thousand (\$48,000.00) DOLLARS

See Mtg 346-62

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~we~~ I,
WILLIAM J. MIMS, an unmarried man

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

RICHARD E. MIDDLETON and IRMGARD H. MIDDLETON

(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 in Shelby County, Alabama, being more particularly described as follows: From the southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section looking north along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, turn an angle to the right of 45°-47' and run in a northeasterly direction for 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 left of 91°-02' and run in a northwesterly direction along said highway right-of-way for a distance of 243.54 ft. thence turn an angle to the right of 90° and run in a northeasterly direction for a distance of 20 feet to a point that is the beginning of a curve for said highway right-of-way, said curve having a radius of 1,472.68 feet and being concave northeasterly, thence turn an angle to the left and run along said curved highway right-of-way in a northwesterly direction for a distance of 71.90 feet to a point on the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section which is 440.57 feet north of the southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence turn an angle to the left and run in a southerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 440.57 feet to the point of beginning, containing 1.01 acres, more or less.

\$ 34,000.00 of the consideration above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

All Mineral and mining rights excepted.

This conveyance is subject to Right-of-Way to Shelby County as recorded in Deed Book 271, Page 725 in the Probate Office of said county.

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 16th day of May, 19 75

WITNESS: _____ (Seal)
_____ (Seal)
_____ (Seal)
_____ (Seal)

x William J. Mims (Seal)
William J. Mims (Seal)

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 16th day of May A. D., 19 75

Mary L. Harris
Mary L. Harris Notary Public.

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SHelby COUNTY JUDGE OF PROBATE
OFFICE
16th May 1975
WITNESSES
Counsel
MIDDLETON