

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama

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 Two Hundred and no/100----- DOLLARS

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

James E. Simmons and wife, Estella S. Simmons

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

Herman Greer and Dorothy S. Greer

(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:

Commence at the northwest corner of SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 28, Township 21 South, Range 1 East and run thence south along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 735.0 feet to the southwest corner of property owner by Blankenships, being the point of beginning of the land herein conveyed; thence continue south along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 160.0 feet; thence east and parallel with the north line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 260.0 feet; thence north and parallel with the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 160.0 feet to the south line of the Blankenship property; thence west along the south line of said Blankenship property a distance of 260 feet to the point of beginning. Except highway right-of-way.

19760305000018910 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/05/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 MAR -6 AM 10:01  
U.C.C. FILE NUMBER OR  
REC. 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 25<sup>th</sup> day of January, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

James E. Simmons (Seal)

Estella S. Simmons (Seal)

(Seal)

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 James E. Simmons and wife, Estella S. Simmons, 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 25<sup>th</sup> day of January, A. D., 1975.

Martha B. Joiner  
Notary Public.