

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of One & no/100 (\$1.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Johnie H. Sims, an unmarried man; James T. McDow and wife, Mildred E. McDow  
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. Bruce Alverson and wife, Mary Alverson  
(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:

A triangular parcel of land constituting a part of Lot 4 according to Map of McDow, Walton & Harrison Subdivision, Columbiana, Alabama, as recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 153, more particularly described as follows: Commence at the NW corner of said Lot No. 4 according to said subdivision and run thence Southwesterly along the West boundary of said Lot No. 4 a distance of 9.77 feet to a point; thence run Easterly in a straight line to the NE corner of said Lot No. 4, which said point is on the West boundary of Myrtle Street, which said point constitutes the SE corner of Lot No. 2 according to said subdivision; thence run Northwesterly along the North boundary of said Lot No. 4, 84.08 feet to the point of beginning.

BOOK 298 PAGE 193

19760416000034400 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/16/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1976 APR 16 AM 9:37  
Need fee \$1.50  
Camey M. Anderson  
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 2nd day of July, 1962.

WITNESS:

Johnie H. Sims  
(Johnie H. Sims)  
James T. McDow  
(James T. McDow)  
Mildred E. McDow  
(Mildred E. McDow)

STATE OF ALABAMA }  
SHELBY COUNTY } General Acknowledgment

I, Bruce A. Alverson, a Notary Public in and for said County, in said State, hereby certify that Johnie H. Sims, James T. McDow and Mildred E. McDow whose name 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 2nd day of July, A.D., 1962.  
Bruce A. Alverson  
Notary Public.