

This instrument prepared by

(Name) SCOTT-LONG REALTY, INC.

(Address) Montevallo, Alabama

7073

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of one thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Victor Scott and Charlene H. Scott, W. D. Upton and Ann Y. Upton, Sherman Holland, Jr. and Carolyn M. Holland (herein referred to as grantors) do grant, bargain, sell and convey unto M. Douglas Nimms and Mary S. Nimms

(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~~ all of our right, title, and interest in and to the following described real estate situated in SHELBY County, Alabama to-wit:

A part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 20 South Range 3 West and the Southeast Quarter of the Southeast Quarter of Section 26, Township 20 South, Range 3 West, more particularly described as follows: Begin at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West, thence East along South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 130.60 feet to a point on the Westerly right-of-way line of U. S. Highway #31; thence turn an angle to the left of 75 deg. 29 min. and run Northerly along said Westerly right-of-way a line a distance of 200.0 ft.; thence turn an angle to the left of 90 deg. 00 min. and run Westerly a distance of 269.93 feet to a point on the Easterly right-of-way line of Louisville & Nashville Railroad; thence turn an angle to the left of 97 deg. 38 min. 30 sec. and run Southerly along said Easterly right-of-way line a distance of 262.66 feet to a point on the South line of the Southeast Quarter of the Southeast Quarter of Section 26, Township 20 South, Range 3 West; thence turn an angle to the left of 96 deg. 37 min. and run East along said South line a distance of 112.02 feet to the point of beginning.



19770401000029870 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1977 12:00:00AM FILED/CERT

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 day of March, 19 77

WITNESSES

Victor Scott (Seal)

W. D. Upton (Seal)

Sherman Holland, Jr. (Seal)

Charlene H. Scott (Seal)

Ann Y. Upton (Seal)

Carolyn M. Holland (Seal)

STATE OF ALABAMA

At Large COUNTY

General Acknowledgment

I, Johnny W. Carter, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr. & Carolyn M. Holland (Holland and Wife) 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 25th day of March, A. D., 19 77

Notary Public.

OVER

STATE OF ALABAMA
SHELBY COUNTY

GENERAL ACKNOWLEDGMENT

I, Corinne P. Parr, a Notary Public in and for said County, in said State, hereby certify that W.D. Upton and Ann Y. Upton (Husband + wife) 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 25th day of March A.D., 19 77

Corinne P. Parr
Notary Public

My commission expires 2-25-79

STATE OF ALABAMA
SHELBY COUNTY

GENERAL ACKNOWLEDGMENT

I, Corinne P. Parr, a Notary Public in and for said County, in said State, hereby certify that Victor Scott + Charlene H. Scott (husband + wife) 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 25th day of March A.D., 19 77

Corinne P. Parr
Notary Public

My commission expires 2-25-79

Ad. Tax \$ 40.00

77 APR -1 PM 10:11

Fee 5.00

Int. 1.00

\$ 46.00

19770401000029870 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1977 12:00:00AM FILED/CERT

THIS FORM FROM
meican
TITLE
INSURANCE COMPANY
REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA

RETURN TO
TO
WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR