

THIS INSTRUMENT PREPARED

16,000

77-13608

NAME Dale Corley 7683  
ADDRESS 2117 Magnolia Avenue  
WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC.

State of Alabama }  
Jefferson COUNTY } Know All Men By These Presents, See Mtg. 364-230

That in consideration Eighty-One Thousand and no/100 ----- DOLLARS  
to the undersigned grantor M. O. Sims and wife, Jo Ann C. Sims  
in hand paid by Scott and Williams, Inc.

the receipt whereof is acknowledged we the said  
do grant, bargain, sell and convey unto the said M. O. Sims and wife, Jo Ann C. Sims  
the following described real estate, situated in Scott and Williams, Inc.  
Shelby County, Alabama,

19770420000036970 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/20/1977 12:00:00AM FILED/CERT

to-wit: The NW 1/4 of NE 1/4 of Section 27, Township 20 South, Range 3 West, Except 10  
acres in SE corner described as follows: Commence at the SE corner of said 1/4-1/4  
Section and run North along East line of said 1/4-1/4 section a distance of 140 yards;  
thence run West 350 yards; thence run South 140 yards to South line of said 1/4-1/4 Section;  
thence run East along South line of said 1/4-1/4 section a distance of 350 yards more or  
less to point of beginning of said Exception. Also except a part of NW 1/4 of NE 1/4,  
Section 27, Township 20 South, Range 3 West, more particularly described as follows:  
Commence at the NE corner of NW 1/4 of NE 1/4 of said Section and run South along East line  
of said 1/4-1/4 section, 910.87 feet; thence an angle to the right of 91° 26' and run  
West parallel with South line of said 1/4-1/4 section 742.89 feet to the point of beginning  
of the tract herein described; thence continue along last described course 280.0 feet;  
thence an angle to the right of 88° 34' and run North 342.0 feet; thence an angle to the  
right of 91° 26' and run East 280.0 feet; thence an angle to the right of 88° 34' and run  
South 342.0 feet to the point of beginning. Said tract situated in Shelby County, Alabama.

BOOK 304 PAGE 860

- Subject to:
1. Current taxes.
  2. Less and except any part of subject property now a part of a roadway.
  3. Easements to Alabama Power Co. in Deed Book 200, Page 542.
  4. Right of way to Shelby County in Deed Book 271, Page 716.
  5. Easements to Colonial Pipe Line Co. in Deed Book 272, Page 672.
  6. Rights of ingress and egress reserved in Deed Book 274, Page 344.

\$65,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And K (we) do, for ~~us~~ (ourselves) and for ~~us~~ (our) heirs, executors, and administrators covenant with the said  
GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all  
encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 hands and seals, this 14th  
day of April, 1977.

WITNESS: Deed 16.00  
Recd. 1.50  
Ind. 1.00  
18.50  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
77 APR 20 AM 8:46

M. O. Sims  
Jo Ann C. Sims  
M. O. Sims  
Jo Ann C. Sims

State of Alabama  
Jefferson COUNTY  
I, the undersigned  
hereby certify that M. O. Sims and wife, Jo Ann C. Sims  
whose names are signed to the foregoing conveyance, and who are  
me on this day, that, being informed of the contents of the conveyance they  
on the day the same bears date.

, a Notary Public in and for said County, in said State,  
know to me, acknowledged before  
executed the same voluntarily

Given under my hand and official seal this 14th day of April, A. D., 1977