

This instrument was prepared by

(Name) Ferree & Armstrong, Attorneys at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007 8840

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

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fourteen thousand five hundred and no/100 dollars (\$14,500.00) DOLLARS

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

William C. Bailey and wife, Lucy G. Bailey
(herein referred to as grantors) do grant, bargain, sell and convey unto

Billy Ross Mims and wife, Sheila Mims
(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:

Lot 37 Deer Spring Estates 1st Addition as recorded in the Probate Office of Shelby County Alabama in Book 5, page 55. Also, the following described parcel: Begin at the most westerly corner of Lot 37; thence northwesterly along the northwest property line of said Lot 37 a distance of 208.1 ft., thence 108 deg. 20 min. left in a northwesterly direction a distance of 40.0 ft., thence 82 deg. 39 min. 25 sec. left in a southwesterly direction a distance of 199.17 ft. to the point of beginning. Subject to easements for public utilities, pipe lines, restrictive covenants, conditions and limitations which pertain to said lot and any mineral mining rights not owned by Deer Springs Estates, Inc.



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Shelby Cnty Judge of Probate, AL
03/14/1978 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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (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, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 9 day of March, 1978.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1978 MAR 14 AM 10:22 (Seal)

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

William C. Bailey (Seal)
William C. Bailey

Lucy G. Bailey (Seal)
Lucy G. Bailey

Deed 3.50 (Seal)

Rec. 1.50 Sec mty. 375-701
Ind. 1.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William C. Bailey and wife, Lucy G. Bailey 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of March, A. D., 1978

My Commission Expires Nov. 7, 1979

Notary Public.