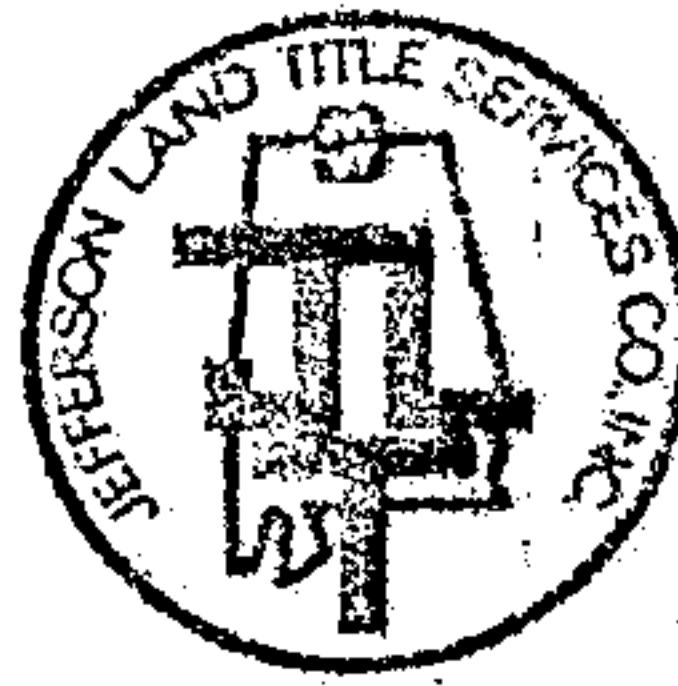


320

This instrument was prepared by

(Name) Harrison, Conwill & Harrison
 (Address) P.O. Box 557
Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.
 318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
 BIRMINGHAM, ALABAMA 35201
 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 One Thousand Six Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
George A. Banks, an unmarried man,
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Ricky E. Sims and Edith B. Sims,
 (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 Portion of the S.W. 1/4 of the N.W. 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, that the said property contains 1.01 acres and is more particularly described as follows:

Commence at the Southwest Corner of the Southwest Quarter of the North-west Quarter of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, thence Northerly along the West Line of said Section 34, 488.0' to a point, thence 90°-41' right 50.0' to the Point of Beginning of the property being described, thence continue along last described course 210.0' to a point on the West Line of a public dirt road, thence 90°-41' left 210.0' to a point, thence 89°-19' Left 210.0' to a point, thence 90°-41' Left 210.0' to the Point of Beginning, containing 1.01 acres.

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19780807000103700 1/1 \$.00
 Shelby Cnty Judge of Probate, AL
 08/07/1978 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 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, I have hereunto set my hand(s) and seal(s), this 4th day of July August, 19 78

WITNESS:

Deed 2.00
Rec. 1.50
Ind. 1.00
4.50
 STATE OF ALA. SHELBY CO.
 JUDGE OF PROBATE
 AUG -7 AM 10:15

George A Banks (Seal)
George A. Banks (Seal)
 (Seal)
 (Seal)

STATE OF ALABAMA }
 Shelby COUNTY }

General Acknowledgment

I, the undersigned authority George A. Banks, an unmarried man a Notary Public in and for said County, in said State, hereby certify that is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of July August, 19 78