

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW 2263

(Address) COLUMBIANA, ALABAMA 35051

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 Other valuable considerations and One and No/100 (\$1.00)-----DOLLARS

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

Violet Spates and husband, John E. Spates

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry W. Sims and wife, Gwendolyn A. 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:

Commence at the NE corner of NE¼ of SE¼, Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence Westerly along the North line of said quarter-quarter section 461.22 feet to the point of beginning; continue along the last described course 233.65 feet to a point; thence turn left 116 deg. 0 min. 262.51 feet to a point; thence turn left 91 deg. 30 min. 210 feet to a point; thence turn left 88 deg. 30 min. 143.4 feet to the point of beginning; containing 1 acre, and being situated in the NE¼ of SE¼ of said Section 3, Township 20 South, Range 2 East, Shelby County, Alabama.

Subject to utility easements and road rights of ways of record.

This deed is executed as a deed of correction to correct the erroneous description contained in those certain deeds recorded in Deed Book 258, page 773 (Violet Spates and husband, to Wilford L. Gardner and spouse), and Deed Book 270, page 859 (Wilford L. Gardner and spouse, to J. W. Sims and spouse).



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Shelby Cnty Judge of Probate, AL
10/26/1978 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, we have hereunto set our hand(s) and seal(s), this August day of 1978

WITNESS:

STATE OF ALA. SHELBY CO.

1978 OCT 26 AM 9:08

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Violet Spates and husband, John E. Spates

whose name is 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 August day of 1978

Jerry W. Sims
Box 274

Robert A. Muller
Notary Public.