

This instrument was prepared by

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Form 1-15 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

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

William C. Bailey & wife, Lucy G. Bailey

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

Ricky P. Mims & wife, Dawn H. 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 38, Deer Springs Estates, 1st Addition as recorded in the Probate Office of Shelby County, Alabama in Book 5, Page 55; less and except the following described parcel: Begin at the most Southerly corner of Lot 38; thence Northwesterly along the Southeast property line of said Lot 38 a distance of 208.1 feet; thence 108 deg. 20 min. left in a Northwesterly direction a distance of 40.0 feet; thence 82 deg. 39 min. 25 sec. left in a Southwesterly direction a distance of 199.17 feet 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 rights not owned by Deer Springs Estates, Inc.



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Shelby Cnty Judge of Probate, AL
02/26/1979 12:00:00AM FILED/CERT

\$12,000.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith.

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 ~~X~~(we) do for ~~XXXX~~ (ourselves) and for ~~XX~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(we) will and ~~XX~~(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 23rd day of February, 1979

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(Seal)

1979 FEB 26 PM 12:37

(Seal)

William C. Bailey (Seal)

Lucy G. Bailey (Seal)

Lucy G. Bailey (Seal)

Thomas A. Brown, Jr. (Seal)
JUDGE OF PROBATE

Deed 2.50 Sec mty. 388-585

Recd 1.50

Ind. 1.00

5.00

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

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

Given under my hand and official seal this 23rd day of February, A. D., 1979

Nellie O. Hunter (Seal)
Notary Public.

Ferree & Armstrong