

This instrument was prepared by

(Name) Danny C. Lockhart, Attorney at Law

(Address) 1129 Forestdale Blvd, Birmingham



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

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



19800507000051480 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/07/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty thousand and no/100-----Dollars

to the undersigned grantor, Mitchell Brothers Contractors, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Mark N. Sims and Margaret 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

Lot 9, Block 1, according to the survey of Mountain View Estates, as recorded
in Map Book 4, page 19, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Advalorem taxes due and payable October 1, 1980.
- 2. Easements, exceptions, reservations, and restrictions of record, if any.

(\$38,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.)

TO HAVE AND TO HOLD, To the said 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William B. Mitchell
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th. day of May 19 80
Mitchell Brothers Contractors, Inc.

ATTEST: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 MAY -7 AM 8:41
Sec 102-614
Deed Tax 2.00
1.50
1.00
4.50
Secretary

By William B Mitchell
President

STATE OF Alabama
COUNTY OF Jefferson
PROBATE

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that William B. Mitchell
whose name as President of Mitchell Brothers Contractors, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 5th. day of May 19 80

Form ALA-33

Lockhart & Weston
1129 Forestdale Blvd.
Birmingham, Ala. 35214

Danny C Lockhart
Notary Public