

This instrument was prepared by
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P.O. Box 557
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Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 326-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company



19801204000137500 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/04/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hugh M. Sims, Jr. and wife, Jo Ellen Sims
(herein referred to as grantors) do grant, bargain, sell and convey unto
Merel E. Upton and wife, Jimmie Nell Upton
(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:

All of my undivided one-half (1/2) interest in and to the following described property:

The W 1/2 of the NW 1/4 of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, LESS AND EXCEPT the following described property:
Begin at the SE corner of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 34, Township 21 South, Range 1 West; thence run North along the East line of said 1/2-1/4 Section a distance of 670.85 feet; thence turn an angle of 91 deg. 26 min. 33 sec. to the left and run a distance of 325.00 feet; thence turn an angle of 88 deg. 33 min. 23 sec. to the left and run a distance of 670.33 feet; thence turn an angle of 91 deg. 21 min. 11 sec. to the left and run a distance of 325.00 feet to the point of beginning. Being the East 325.00 feet of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 5.00 acres.

ALSO, the right of ingress and egress to the public generally over and along a road easement 60 feet in width along the South line of SW 1/4 of SE 1/4 of NW 1/4 commencing at the intersection of said South line of said SW 1/4 of SE 1/4 of NW 1/4 and the North boundary of Alabama Highway No. 25 R/O/W and extending in a direction Westward to the East line of said W 1/2 of NW 1/4 of said Section 34, Township 21, Range 1 West. Situated in Shelby County, Alabama.

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 26th day of November, 1980

WITNESS:

Richard Brewer
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1980 DEC -4 AM 9:49

Hugh M. Sims, Jr. (Seal)
Jo Ellen Sims (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

Notary Public
Fee 1.50
Doc 5.00
Sub 1.00

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hugh M. Sims, Jr. and wife, Jo Ellen Sims whose name s 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 26th day of November, 1980.

Form ALA-31

Richard E. Justice
Attorney at Law
Columbiana, Alabama 35051

Notary Public
My Commission Expires February 14, 1983