

This instrument was prepared by

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This Form furnished by: 8.50

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124



Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO 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 -----FIVE THOUSAND AND NO/100 (\$5,000.00)----- DOLLARS

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

MARTIN J. SIMS and wife, CAROL J. SIMS,

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

MARTIN J. SIMS and wife, CAROL J. 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:

Lots 11, 12, 25, 26, and 27, according to the map and survey of Brothers Addition to the Town of Wilsonville, Alabama, situated in Section 7, Township 21 South, Range 2 East, as recorded in Map Book 4, Page 59; Less and except the West 50 feet of uniform width of Lot 11 and Lot 25.

Situated in Shelby County, Alabama.

SUBJECT TO:

Excepting therefrom title to all minerals of every kind and character, including, but not limited to oil, gas, sand and gravel, in, on, and under subject property, together with all mining, drilling and excavation rights.

Restrictions as shown by recorded plat.

Building lines and easements as shown by recorded plat.

Right of Way to Alabama Power Company as recorded in Volume 228, Page 180, in the said Probate Office.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to A. G. Blackmon and wife, Cora T. Blackmon recorded in Book 005, Page 341, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

The purpose of this deed is to re-convey the property to Grantors herein with survivorship.

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 20th day of November, 1984.

WITNESS:

STATE OF ALABAMA }
SHELBY COUNTY }
I CERTIFY THIS
INSTRUMENT WAS FILED, 1984 NOV 27 AM 8:31

Rec'd 500
Rec'd 250
(Seal) 100
8 50

Martin J. Sims
Carol J. Sims

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martin J. Sims and wife, Carol J. Sims, 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 20th day of November, 1984.

Form ALA-31

Cahaba Title

Notary Public