

This instrument was prepared by

(Name) V. Wayne Causey

(Address) P. O. Drawer D

Calera, Alabama 35040

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifteen Thousand Eighteen and 00/100 (\$15,018.00) Dollars, and the assumption of the hereinafter described mortgage

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

Roy A. Sims and wife, Betty J. Sims,

(herein referred to as GRANTEEES) 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

Lots 4 and 5, in Block 57, according to J. H. Dunstan's Map of the Town of Calera, Alabama, which map is on file in the Tax Assessor's Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Being the same property as Lots 4 and 5, in Block 57, according to the Resurvey of Russell R. Hetz property, as recorded in Map Book 3 page 119 in said Probate Office; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Current taxes.
2. Easements and rights-of-way of record.
3. Title to all mineral within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 114 page 432 in the Probate Office of Shelby County, Alabama.

And as further consideration, the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage executed by George Earl McNamee to Jackson Company recorded in Mortgage Book 404 page 480 in the Probate Office of Shelby County, Alabama, and assigned to Stockton, Whatley, Davin and Company in Misc. Book 43 page 919 in the aforesaid Probate Office.

\$11,518.00 of the above stated consideration was paid from a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Paul E. Gaither who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18 day of August 1986

ATTEST:

The president and secretary of the corporation are the same person

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By PAUL E. GAITHER President

STATE OF
COUNTY OF

Deed tax 3.50
Rec 2.50
Ad 1.00
7.00

1986 SEP -8 PM 1:10
JUDGE OF PROBATE

I, the undersigned authority,

State, hereby certify that Paul E. Gaither whose name as the President of

Aviation Engines, 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 18 day of August 1986

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 25, 1990
BONDED THRU GENERAL INS. UND.

Notary Public