

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) STEWART-DAVIS, P.C.
(Address) 3800 Colonnade Parkway, Suite 650
Birmingham, AL 35243

Send Tax Notice to:

(Name) JAMES LOWERY
(Address) 25 Highway 260
Maylene, Alabama 35114

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we
DONALD ALVIN SIMS

(herein referred to as grantors), do grant, bargain, sell and convey unto JAMES LOWERY and RITA LOWERY, husband and wife

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

A certain plot of land situated in the North half of the North half of the Northwest Quarter of the Northeast Quarter of Section 17, Township 21, Range 3 West. Beginning at the Northeast corner and run South 50 feet to the point of beginning. Thence run in a Westward direction 45 feet; thence turning in a Southwestward direction run along the right of way of the Pearless Cohby Road 345 feet to the Southern Railroad Company's right of way; thence turning in a Southeastward direction and run 90 feet; thence turning East and run 210 feet; thence turn North and run 290 feet North to the Point of beginning.

Title to the above described property was vested in C. D. Sims and Dorothy V. Sims, jointly without rights of survivorship, by deed dated March 2, 1961 and recorded in the Probate Office for Shelby County in Book 214 at Page 429; the said Dorothy V. Sims having died intestate on March 2, 1961, leaving as her sole and only heirs at law her husband, C. D. Sims, and her two sons, Donald Alvin Sims and Steven E. Sims. This deed is being recorded in order to convey any right, title and interest the Grantor herein may have to said property to the within Grantee.

09/01/1995-24176
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 9.50

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this
day of August, 19 95.

WITNESS

(Seal)

Donald Alvin Sims (Seal)
DONALD ALVIN SIMS

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this _____ day of August, A.D., 19 95

My Commission Expires:

Notary Public