

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED THIRTY FIVE THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS (US\$135,500.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, David M. Russell and wife, Suzanne R. Russell, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Christopher L. Sims and wife, Rebecca Sims, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

A parcel of land in the NE 1/4 of the SW 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NW corner of said 1/4 1/4 Section; thence run South 89 deg. 05 min. 38 sec. East along the North line of said 1/4 1/4 Section a distance of 500.06 feet; thence run South a distance of 92.09 feet to the point of beginning; thence run South 52 deg. 40 min. 23 sec. East a distance of 206.26 feet to a point in the centerline of Shelby County Highway No. 39; thence run South 36 deg. 58 min. 35 sec. West along said highway a distance of 154.79 feet; thence run North 66 deg. 57 min. 41 sec. West a distance of 218.33 feet; thence run North a distance of 163.29 feet; thence run East a distance of 130.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except that portion located within Shelby County Highway N. 39 right of way.

Note: \$108,400.00 of the above purchase price is in the form of a Mortgage in favor of Coats & Company, Inc., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 31st day of MARCH, 1998.

David M. Russell
David M. Russell

Suzanne R. Russell
Suzanne R. Russell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that David M. Russell and wife, Suzanne R. Russell, 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 the 31 day of MARCH, 1998.

G. Wray Morse
G. Wray Morse
Notary Public

My Commission Expires: 9/10/00

Inst # 1998-11876

04/03/1998-11876
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 36.00

Inst # 1998-11876