

This instrument was prepared by

9
(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



19720211000007260 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/11/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Love & Affection and the sum of One and no/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Eunice M. Rice, a widow

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

Edna R. Bean and husband, William F. Bean

(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:

Begin at the NW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18, Township 24 North, Range 16 East; thence Run East along the North line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 311.98 feet for point of beginning; being on the centerline of 30.0 foot easement reserved for private road; turn right an angle of 1 deg. 27' a distance of 277.41 feet to point "A", said point being on the 397.0 foot contour; turn right and run Southerly along the meanderings of the 397.0 foot contours to point "B", the property line being the 397.0 foot contour; point "B" is more particularly located by the following description:

from said 277.41 foot course, turn right an angle of 91 deg. 29' a distance of 573.41 feet to point "B";

turn right an angle of 62 deg. 59' a distance of 140.11 feet to centerline of aforesaid 30.0 foot easement; turn right an angle of 99 deg. 06' along said centerline a distance of 160.16 feet; turn left an angle of 13 deg. 09' along said centerline a distance of 153.23 feet; turn right an angle of 18 deg. 55' along said centerline a distance of 156.17 feet; turn right an angle of 14 deg. 44' along said centerline of Easement a distance of 193.75 feet to point of beginning; being in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18, Township 24 North, Range 16 East, St. Stephens Principal Meridian, 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, I have hereunto set my hand(s) and seal(s), this 11 day of February, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

Eunice M. Rice

(Seal)

(Seal)

(Seal)

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STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eunice M. Rice 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 she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 11 day of February, A. D., 1972.

Lance Brasher

Notary Public.