

This instrument was prepared by

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(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama



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Shelby Cnty Judge of Probate, AL
02/11/1972 12:00:00 AM FILED/CERT

Form 1-1-6 Rev. 1-66

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

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE & AFFECTION & 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

John E. Rice and wife, Ailene G. Rice

(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 the 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; turn right an angle of 95 deg. 31' a distance of 193.75 feet; turn left an angle of 14 deg. 44' a distance of 156.17 feet; turn left an angle of 18 deg. 55' a distance of 153.23 feet; turn right an angle of 13 deg. 09' a distance of 160.16 feet for point of beginning; being on the centerline of a 30.0 foot Easement reserved for private road; turn left an angle of 99 deg. 06' a distance of 140.11 feet to point "B"; said point being on the 397.0 foot contour; turn right and run Southeasterly along the meanderings of the 397.0 foot contour to point "C", the property line being the 397.0 foot contour; point "C" is more particularly located by the following description:

from said 140.11 foot course turn right an angle of 91 deg. 15' a distance of 407.54 feet to point "C";

turn right an angle of 119 deg. 27' 30" a distance of 39.17 feet; turn left an angle of 6 deg. 33' a distance of 460.40 feet to point "D"; said point being on the 397.0 foot contour; turn right and run Northeasterly along the meanderings of the 397.0 foot contour to point "E"; the property line being the 397.0 foot contour; point "E" is more particularly located by the following description:

from said 460.40 foot course turn right an angle of 112 deg. 15' 30" a distance of 182.24 feet to point "E";

turn right an angle of 69 deg. 27' a distance of 202.26 feet to aforesaid centerline of 30.0 feet Easement; turn left an angle of 125 deg. 55' along said centerline of Easement a distance of 52.22 feet; turn right an angle of 19 deg. 09' along said centerline a distance of 111.60 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 of the St. Stephens principal Meridian, Shelby County, Alabama. SUBJECT to 30foot private roadway.

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)

(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 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

Lanie Brasher

Notary Public.