

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 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 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

Frances R. Stinson and husband, Alvin M. Stinson

(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:

Lots 7 and 11 according to Map of "Rice Acres, Sector Two", as recorded in Probate Office of Shelby County, Alabama in Map Book 5, page 87.

SUBJECT to 30 foot private roadway.

Also, subject to easement for public utilities and drainage as shown on map of said Rice Acres, Sector Two.



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

U.C.C. FILED FEB 11 1972
REC. PROBATE & CHANCERY
SHELBY COUNTY, ALA.
1972 FEB 11 PM 2:02
Need Jax 50
INSTRUMENT WAS FILED
STAFF OF A SHELBY CO.

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)

Eunice M. Rice

(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.

Lance Brasher

Notary Public.