

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

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:

Lot 4 according to Map of "Rice Acres, Sector Two" as recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 87.

Subject to Easement for public utilities as shown on map of said Rice Acres, Sector Two.



19720211000007470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/11/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
REC'D & FILED AS SHOWN ABOVE
1972 FEB 11 AM 2:02
Clerk of Probate

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:

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(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 February day of February, A. D., 1972.

Lance Brasher

Notary Public.