

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL
09/28/1981 00:00:00 FILED/CERTIFIED

Form 1-1.5 Rev. 1-68

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,

FOUR THOUSAND & NO/100 (\$4,000.00)

That in consideration ofDOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harold Morris and wife, Louise Crowson Morris

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

✓ Wade Ricks and wife, June Ricks

(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:

A tract of land situated in the Town of Wilsonville, Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of the SE¼ of Section 1, Township 21 Range 1 East, and go thence in a Southerly direction along the East line of said Section, 660 feet; thence South 86 degrees 30 min. West a distance of 30 feet to the point of beginning of the property hereby conveyed which point is on the West margin of an unimproved road; go thence South 86 deg. 30 min. West 427.9 feet to a point on the East margin of the Montgomery Wagon Road; go thence North 27 deg. 32 min. East along the East margin of said road 281 feet; go thence South 80 deg. 22 min. East 288 feet to a point on the West margin of an unimproved road; go thence South 4 deg. 13 min. East along the West margin of said road 175 feet to the point of beginning, containing 1.72 acres.

LESS AND EXCEPT a parcel of land conveyed to Clara Hebb Barger as recorded in Deed Book 189, Page 426; LESS AND EXCEPT a parcel of land conveyed to Seale-Memorial Post No. 168, American Legion, Inc., a corporation, as recorded in Deed Book 236, Page 386; LESS AND EXCEPT a parcel of land conveyed to Kenneth Davis and Evelyn Davis as recorded in Deed Book 264, Page 591; LESS AND EXCEPT a parcel of land conveyed to Sidney R. Blackerby and Tommie Blackerby as recorded in Deed Book 286, Page 313; LESS AND EXCEPT a parcel of land conveyed to Pate Lovett and Elma Lovett as recorded in Deed Book 190, Page 181; LESS AND EXCEPT a parcel of land conveyed to George Vick, as recorded in Deed Book 240, Page 727, all in the Probate Records of Shelby County, Alabama; LESS AND EXCEPT highway and road rights of way.

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, we have hereunto set our hand(s) and seal(s), this 28th day of September 1981

WITNESS:

1981 SEP 28 PM 2:19 (Seal)

Harold Morris (Seal)
(Harold Morris)

Thom W. Crowson, Jr. (Seal)
JUDGE OF PROBATE

(Louise Crowson Morris) (Seal)
Louise Crowson Morris (Seal)

STATE OF ALABAMA
SHELBY COUNTY }

Deed 2.00
Rec. 1.50
Ind. 1.00
4.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold Morris and wife, Louise Crowson Morris, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, A. D., 1981.

Return to: Mr & Mrs. Wade Ricks

P.O. Box 176

Wilsonville

Ala. 35786

Notary Public