

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

STATE OF ALABAMA

SHELBY COUNTY

1825  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration 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, William F. Bell and wife, Irene Bell

(herein referred to as grantors) do grant, bargain, sell and convey unto S. V. Bice and wife, Alice Mae Bice

(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:

Commence at the NE corner of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 28, Township 20 South, Range 3 West, and run thence Westerly along the North boundary of said Quarter Quarter Section 210 feet to point of beginning of the parcel described and conveyed herein, which said point constitutes the NW corner of the land conveyed by grantors hereinto grantees herein by deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 226, page 746; thence Southerly and parallel with the East boundary of said Quarter Quarter Section 210 feet to the southwest corner of the lot conveyed by grantors herein to grantees herein recorded in the Probate Office of Shelby County, Alabama in Deed Book 226, page 748; thence turn an angle of 90 deg. 48' to the right for a distance of 105 feet; thence turn an angle of 89 deg. 12' right and run thence 210 feet to the North boundary of said Quarter Quarter Section; thence turn an angle of 90 deg. 48' right and run thence Easterly along the North boundary of said Quarter Quarter Section 105 feet to the point of beginning. Situated in 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, we have hereunto set our hand(s) and seal(s), this 29<sup>th</sup> day of December, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 1/17/65  
RECORDED  
& INDEXED  
PD: CATH

William F. Bell (Seal)  
(William F. Bell)  
Irene Bell (Seal)  
(Irene Bell)  
(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William F. Bell and Irene Bell 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of December, 1964. A. D., 1964.  
Laurie Brasher  
Notary Public.

BOOK 234 PAGE 101