

This instrument was prepared by

(Name) Wallace & Ellis

(Address) Columbiana, Alabama

Form 115 Nov. 1-44

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 One and No/100-----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 S. 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:

A part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, more particularly described as follows: Commence at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run thence in a Westerly direction along the Southern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 195 ft. to the point of beginning of the property herein conveyed; thence continue in a Westerly direction along the Southern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 ft. to a point; thence turn an angle of 101 deg. 31' 15" to the right and run a distance of 320.70 ft. to a point on the Southwest corner of the Lutz lot; thence turn an angle of 83 deg. 41' to the right and run along the Southern boundary of Lutz lot a distance of 210 ft. to a point; thence turn to the right and run a distance of 320.70 ft., more or less, to the point of beginning.

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 22 day of August, 1967.

WITNESS:

(Seal)

(Seal)

(Seal)

William F. Bell

(Seal)

Irene S. Bell

(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 William F. Bell and wife, Irene S. Bell, whose name is also 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 22 day of August, 1967.

Charles C. Lawrence

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1967 SEP 10 AM 10:21
REC. CL. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

Box 249
934