

This instrument was prepared by

(Name).....

(Address).....

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 Eleven Thousand One Hundred Seventy-Eight and 24/100 DOLLARS

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

Robert L. Draper and wife, Mary B. Draper

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

Jimmy W. Bice and Joyce Mullins 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 parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 3, Township 22 South, Range 3 West, containing 17.466 acres and more exactly described as follows: Begin at the SE corner of said quarter-quarter section and proceed westward along the south side of same 456.18 feet; thence at an azimuth of 353 deg. 24 min. 110.30 feet; thence at an azimuth of 345 deg. 38 min. 215.9 feet to point of beg. thence at an azimuth of 269 deg. 47.5 min. 458.80 feet to an iron marker on the bank of creek; thence go in the same line about 13.0 feet to the center of this creek; thence follow the center line of this creek northward about 1200.0 feet to an intersection with the south boundary of Highway No. 22; thence eastward along this boundary 1005.37 feet to a fence going southward, which is the accepted boundary between this property and that immediately east thereof; thence southward along this fence 736.5 feet; thence at an azimuth of 269 deg. 47.5 feet to 495.30 feet; thence at an azimuth of 184 deg. 41 min. 190.0 feet to point of beginning.

There is excepted herefrom an easement 16 feet in width, the center line of which begins 416.62 feet west of the northeast corner of above land and run thence south 4 degrees 41 minutes west a distance of 933.2 feet to the point of ending. Said easement is excepted for the purpose of a roadway and the grantees herein, their successors and assigns have the right of ingress and egress along the same.

The above property shall be used only for residential and/or agricultural purposes. This shall be a covenant running with said property.

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 day of September, 1969.

WITNESS:

(Seal)
(Seal)
(Seal)

Robert L. Draper
Mary B. Draper
JUDGE OF PROBATE
UCC FILE NUMBER OR
REC. BK. & PAGE TO BE SHOWN ABOVE
DEED TAX 11.50
SEP 19 1969 PM 3:27
STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT WAS FILED
CERTIFY THIS

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Jaine, a Notary Public in and for said County, in said State, hereby certify that Robert L. Draper and wife, Mary B. Draper whose name 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 11th day of September, A. D., 1969.

Martha B. Jaine
Notary Public.

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