

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 TWO AND NO/100 (\$2.00) 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

William H. Rice and wife, Hertha Rice

(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:

Begin at the Westmost corner of Lot 8, according to the Map of Rice Acres, as recorded in Map Book 3, page 117, Judge of Probate Office, Shelby County, Alabama, being also a point on the SE right of way boundary of The Missouri Road; thence run Northeasterly along said SE right of way boundary, being also NW boundary of said Lot 8, a distance of 43.03 feet; turn left an angle of 62 deg. 35' a distance of 22.35 feet to a point on the NW right of way boundary of said Missouri Road; turn right an angle of 56 deg. 32' a distance of 289.73 feet to a point on the NW right of way boundary of The Missouri Road for point of beginning; from said point of beginning turn left an angle of 09 deg. 11' along said NW right of way boundary a distance of 140.0 feet; turn left an angle of 05 deg. 02' and continue along said NW right of way boundary a distance of 166.07 feet to its intersection with the SE right of way boundary of Camp Road; turn left an angle of 134 deg. 10' along said SE right of way boundary a distance of 90.5 feet; turn left an angle of 05 deg. 46' and continue along said SE right of way boundary a distance of 120.0 feet; turn right an angle of 11 deg. 09' and continue along said SE right of way boundary a distance of 200.0 feet; turn left an angle of 136 deg. 14' a distance of 287.0 feet to point of beginning; being in NW 1/4, Section 18, Township 24 North, Range 16 East, 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, I have hereunto set my hand(s) and seal(s), this 5th day of January, 1970.

WITNESS:

.....(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 5th day of January, A. D., 1970.

Laurie Brasher
Notary Public.

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