

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 F. Bean and wife, Edna E. Bean

(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 Southmost 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 a point also on the right of way of The Missouri Road as shown on said record map, run Northwesterly along said boundaries a distance of 25.66 feet for point of beginning; thence continue Northwesterly along said boundaries a distance of 174.34 feet; turn right an angle of 71 deg. 11' as said boundaries turn and run Northerly along said boundaries a distance of 43.03 feet; thence turn left an angle of 62 deg. 35' and run Northwesterly a distance of 22.58 feet across the newly dedicated right of way of The Missouri Road, turn left an angle of 110 deg. 49' and run Southwesterly along the West boundary of said new right of way a distance of 143.04 feet; turn left an angle of 100 deg. 12' as said right of way turns and run Easterly a distance of 198.66 feet along said boundary, turn left 56 deg. 17' 30" and run Northerly across said right of way a distance of 20.39 feet to point of beginning.

STATE OF ALA. SHELBY CO.
I HEREBY FILE
THIS INSTRUMENT WAS FILED
1970 JAN -5 PM 3:50
U.C.C. FILE NUMBER 88-000000
REC. BK. & PAGE AS SHOWN ABOVE
Coryn M. Brasher
JUDGE OF PROBATE

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.

Lamie Brasher
Notary Public.

BOOK 260 PAGE 742