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This instrument was prepared by

(Name) George R. Reynolds
423-Frank Nelson Bldg.
(Address) Birmingham, Ala. 35222

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixteen Hundred and no/100 (\$1,600.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CHARLES O. BAILEY, a single man; and CHARLES M. NICE, JR., and wife,
CLAIRE M. NICE -----
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES M. HIRE, JR., and wife, MILDRED HIRE -----

(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:

The West one half of Southeast one-quarter of
Northwest one-quarter of Section 18, Township 19
South, Range 2 East, containing 20 acres, more or
less.

STATE OF ALABAMA SHELBY CO.
RECORDING THIS
INSTRUMENT WAS FILED
1970 JAN 21 AM 9:40
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
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, we have hereunto set our hand(s) and seal(s), this 20th
day of January, 1970.

WITNESS:

----- (Seal)
----- (Seal)
George R. Reynolds (Seal)

Charles O. Bailey (Seal)
Charles O. Bailey
Charles M. Nice, Jr. (Seal)
Charles M. Nice, Jr.
Claire M. Nice (Seal)
Claire M. Nice

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, George R. Reynolds, a Notary Public in and for said County, in said State,
hereby certify that Charles O. Bailey, a single man; and Charles M. Nice, Jr., and
wife, Claire M. Nice, -----
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 ----- day of January, A. D., 1970.

George R. Reynolds
Notary Public.

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