

This instrument was prepared by

422
7000 dw

(Name) Elaine H. Connell

(Address) 3040 Montgomery Highway, Birmingham, 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 NINETEEN THOUSAND FIVE HUNDRED AND NO/100 -----DOLLARS
I

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We,
EMMA LOUISE McDANIEL, A Widow
(herein referred to as grantors) do grant, bargain, sell and convey unto

JERRIEL C. TRICE and PATRICIA M. TRICE
(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 SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and that part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ which lies north of an
unpaved public road leading from Shelby County Highway No. 62 to a new
paved road; all in Section 21, Township 21 Range 1 East, containing 40 acres,
more or less.

Also commence at the Southwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21,
Township 21, Range 1 East, which point is marked by an iron pin; thence run
north 7 deg. 00 min. west on a magnetic bearing, a distance of 940.89 feet
to the point of beginning of the parcel of land herein described; thence turn
an angle of 87 deg. 51 min. to the left and run south 85 deg. 09 min. west
along a line being parallel to and 6 feet north of a rail fence marking the
north boundary of the McDaniel property a distance of 249.4 feet to a point;
thence turn an angle of 99 deg. 05 min. to the right and run North 4 deg.
14 min. east a distance of 188.9 feet to a point; thence turn an angle of
103 deg. 11 min. to the right and run south 72 deg. 35 min. east a distance
of 236.6 feet to a point; thence turn an angle of 67 deg. 21 min. to the right
and run south 5 deg. 14 min. east a distance of 96.8 feet to the point of
beginning. Said parcel is situated in SE $\frac{1}{4}$ of said Section 21 and contains
.8 acres, more or less.

Subject to: Transmission line permit to Alabama Power Company dated
February 22, 1955, recorded in Deed Book 172, Page 422.

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 23rd
day of October, 1970.

STATE OF ALA. SHELBY CO. }
I CERTIFY THIS }
INSTRUMENT WAS FILED }
1970 NOV -3 AM 9:25 }
U.C.C. FILE NUMBER OR }
REC. BK. & PAGE AS SHOWN ABOVE }
Conceded
JUDGE OF PROBATE }
(Seal) }
(Seal) }
(Seal) }

STATE OF ALABAMA }
COUNTY } General Acknowledgment

I, Roland Self, a Notary Public in and for said County, in said State,
hereby certify that Emma Louise McDaniel
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 23rd day of October, A. D., 1970
Roland Self
Notary Public.

BOOK 204 PAGE 702