

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(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 Ten Thousand and No/100 (\$10,000.00)-----DOLLARS of which \$2,000.00 is paid in cash and note and mortgage for \$8,000.00 is executed simultaneously herewith,

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

Tyler M. Kicker and wife, Flora Nell Kicker

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

Robert B. James and wife, Adeana H. James

(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:

Commence at Tennessee Coal, Iron & Railroad Company Post at the Northesst corner of Section 28, Township 19, Range 2 West and run thence South 89 deg. 45 min. West a distance of 453 feet to an iron stake; run thence South 14 deg. 25 min. East a distance of 1320 feet to an iron stake at the Cahaba Valley & Leeds Public Road for the point of beginning; run thence with said Road North 69 deg. East a distance of 180 feet to the SW corner of the William S. Brashier lot; thence North 14 deg. 25 min. West and along said Brashier land run 240 feet to the SE corner of H. C. Reeves lot; thence along same run South 69 deg. West 180 feet; thence South 14 deg. 25 min. East 240 feet to the point of beginning. Also, From the NE corner of Section 28, Township 19 South, Range 2 West run South 89 deg. 45 min. West along the North boundary line of Section 28, Township 19 South, Range 2 West for 1103.9 feet; thence run South 14 deg. 25 min. East for 1320.0 feet, more or less, to a point on the North right of way line of the Cahaba Valley Road; thence run northeasterly along the north right of way line of said road for 180.0 feet to the point of beginning of the land herein described; thence continue north-easterly along the north right of way line of the Cahaba Valley road for 50.0 feet; thence turn an angle of 93 deg. 15 min. to the left and run northwesterly 236.35 feet; thence turn an angle of 167 deg. 56 min. to the left and run southeasterly 238.95 feet to the point of beginning. This land being a part of the NE¼ of the NE¼ of Section 28, Township 19 South, Range 2 West and being 0.135 acres, more or less.

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 22nd

day of December, 1970

BOOK 265 PAGE 364

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED

1970 DEC 22 PM 12:00

U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE

Conrad M. Thompson

JUDGE OF RECORD

(Seal)

(Seal)

(Seal)

Tyler M. Kicker

(Seal)

Flora Nell Kicker

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tyler M. Kicker and wife, Flora Nell Kicker whose name s 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 22nd day of December, A. D., 1970

Conrad M. Thompson

Notary Public.