

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 HUNDRED AND NO/100

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

W. A. Foster, Jr. and wife, Sue S. Foster

(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 7, 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 Northeast right of way boundary of The Missouri Road, from said Northeast right of way boundary and the Southwest boundary of said Lot 7, turn right an angle of 72 deg. 00' a distance of 21.03 feet to a point on the Southwest right of way boundary of Missouri Road, turn right an angle of 72 deg. 00' a distance of 15.18 feet, turn left an angle of 22 deg. 25' a distance of 223.36 feet, turn right an angle of 76 deg. 28' a distance of 143.8 feet, turn left an angle of 61 deg. 04' a distance of 44.2 feet for point of beginning; said point of beginning is on the new contour line for Alabama Power Company Water right of way for Dam, continue along said course a distance of 118.4 feet, turn right an angle of 93 deg. 55' a distance of 76.3 feet, turn right an angle of 85 deg. 37' along the boundary of The Missouri Road a distance of 14.1 feet, turn right an angle of 14 deg. 05' continue along said Missouri Road a distance of 85.9 feet, turn right an angle of 60 deg. 36' a distance of 58.2 feet to point of beginning; being in the Northwest Quarter of Section 18, Township 24 North, Range 16 East, Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
10/12/1971 12:00:00 AM FILED/CERT

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EC. BK. & PAGE AS SHOWN ACC.
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SHELBY COUNTY, ALABAMA
NOTARY PUBLIC
NANCY H. BRANCHER

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 13 day of August, 1971

WITNESS:

(Seal)

(Seal)

(Seal)

Mr. Eunice M. Rice (Seal)
(Seal)
(Seal)

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STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eunice M. Rice, a widow, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of August, A. D. 1971

Nancy H. Brancher
Notary Public