

See Mtg 323 - 21

This instrument was prepared by

(Name) James J. Odom, Jr.
(Address) 620 North 22nd Street, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Nineteen Thousand Eight Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James R. Fortenberry and wife, Sandra N. Fortenberry
(herein referred to as grantors) do grant, bargain, sell and convey unto

James W. Vicars and Sandra K. Vicars
(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 the Northwest corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of
Section 23, Township 20 South, Range 3 West, run thence
in an Easterly direction along the North line of said
 $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 74.70 feet; thence turn
an angle to the right of 88 deg. 40' and run in a
Southerly direction for a distance of 431.99 feet;
thence turn an angle to the left of 90 deg. and in an
Easterly direction for a distance of 195 feet to the
point of beginning; from the point of beginning thus
obtained, thence continue along last described course
for a distance of 176.91 feet; thence turn an angle to
the left of 89 deg. 58' 30" and in a Northerly direction
for a distance of 125 feet; thence turn an angle to the
left of 90 deg. 01' 30" and in a Weterly direction for
a distance of 176.96 feet; thence turn an angle to the
left of 90 deg. and in a Southerly direction for a
distance of 125 feet to the point of beginning.

Subject to easements and restrictions of record.
\$16,000.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

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 ~~x~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~x~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (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 23^d
day of May, 19 72.

WITNESS:
James J. Odom, Jr. (Seal)
James R. Fortenberry (Seal)
Sandra N. Fortenberry (Seal)

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STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

19720525000026850 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/25/1972 12:00:00 AM FILED/CERT

the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James R. Fortenberry and wife, Sandra N. Fortenberry
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 23^d day of May, A. D., 19 72.
James J. Odom, Jr. Notary Public.