

(Name) W. L. Longshore, Jr., Attorney

(Address) 423 Frank Nelson Building, Birmingham, Alabama 35203

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

11643

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, See Mtg 325-159

That in consideration of TWENTY-EIGHT THOUSAND FOUR HUNDRED AND NO/100 (\$28,400.00) DOLLARS

to the undersigned grantor, SHELBY ENTERPRISES, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James Michael Rice and wife, Karyl J. Rice

(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:

Lot 1 in Block 8, Oak Mountain Estates, Third Sector, according to Map as recorded  
in Map Book 5 on Page 83 in the Probate Office of Shelby County, Alabama.

Subject to the following:

Taxes for 1972, which are a lien but not due and payable until October 1, 1972.

Restrictive covenants and Conditions filed for record on 20th January, 1972 in Deed  
Book 272, Page 322.

35 foot building set back line from Bearden Road and Crosscreek Trail.

100% of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.



19720906000044100 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/06/1972 12:00:00 AM FILED/CERT

REC. BK. 272, PG. 322  
UCC FILING  
100 SEP 15 PM 6:57  
11643

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert K. Fleming  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of September 19 72

ATTEST:

SHELBY ENTERPRISES, INC.

By Robert K. Fleming  
Robert K. Fleming President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned  
State, hereby certify that  
whose name as President of

a corporation, is signed to the foregoing conveyance, and who is known to me, and acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 1st day of September 19 72

Notary Public

278 1443  
BOOK