

5832

(Name) WADE H. MORTON, JR., ATTORNEY AT LAW

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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,

See Mtg 331-168

That in consideration of TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATION

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

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

John H. Spicer and wife, Shirley A. Spicer

(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:

S½ of the SW¼ of the SW¼ of the SW¼ of Section 12, Township 22 South, Range 4
West, Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to the following exceptions, limitations and easements:

1. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
2. Hauling right reservations as shown in deed from Boothton Coal Mining Company dated June 27, 1946 and recorded in Deed Book 126, at Page 196, in the Office of Judge of Probate of Shelby County, Alabama.
3. Right-of-way reservations as shown in the deed from Boothton Coal Mining Company dated June 27, 1946 and recorded in Deed Book 126, at Page 196, in said Probate Records, as changed by that certain instrument of correction from Boothton Coal Mining Company dated November 8, 1950 and recorded in Deed Book 148, at Page 322, in said Probate Records.
4. Right-of-way deed to Shelby County for public road as shown by instrument dated March 25, 1950 and recorded in Deed Book 135, at Page 236, in said Probate Records.
5. Transmission line permit to Alabama Power Company as shown by instrument dated March 22, 1948 and recorded in Deed Book 133, at Page 499, in said Probate Records.

\$8,000.00 of the consideration recited above was paid from a loan by
Shelby County Savings and Loan Association of Columbiana to the Grantees
secured by a mortgage of the property description herein executed and delivered
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 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 24th

May, 1973

(Seal)

Faith Haley

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Faith Haley, 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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 24th day of May, A. D. 1973.

Notary Public