

This instrument was prepared by

5832

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

(Address) P. O. BOX 1227, 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,

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 GRANTEEES 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


19730524000029290 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
05/24/1973 12:00:00 AM FILED/CERT

(herein referred to as GRANTEEES) 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:

S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 Columbiiana 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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

day of May, 1973.

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