

This instrument was prepared by

(Name) Karl C. Harrison
Attorney at Law
(Address) Columbiana, Alabama 35051

1500-20
6743

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,

See Mtg 322-101

That in consideration of Six Thousand Three Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Frank A. Collins, Jr. and wife, Eloise Collins

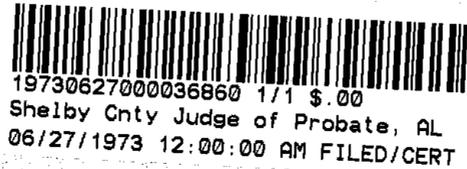
(herein referred to as grantors) do grant, bargain, sell and convey unto

John T. Bice and Irene L. Bice

(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 southwest corner of SE 1/4 of NE 1/4 of Section 32, Township 21, Range 1 West, and run thence north along the west line of said forty acres 855 feet to the northwest corner of Edna Irene Lucas lot; thence east along the north line of said Lucas lot and parallel with the south line of said forty acres run 420 feet to the point of beginning; thence continue in the same direction 420 feet; thence south and parallel with the west line of said forty acres 525 feet to the north line of Roland Horton lot; thence west along the north line of Roland Horton lot and the north line of Jessie Horton lot and parallel with the south line of said forty acres, run west 420 feet to the east line of the Lucas lot; thence along said Lucas lot and parallel with the west line of said forty acres, run north 525 feet to the point of beginning.

There is reserved by W. E. and Lillie E. Horton for roadway purposes a strip of land 20 feet wide being 10 feet on either side of the hereinafter described center line; said center line begins at the northeast corner of Jessie Horton lot and runs in a northwesterly direction across the above described lot, so that said center line crosses the west line of the above described lot 200 feet north of the southwest corner thereof.



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 23rd day of June, 1973.

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WITNESSES
STATE OF ALABAMA }
SHELBY COUNTY }
(Seal) _____
(Seal) _____
(Seal) _____

Frank A. Collins, Jr. (Seal)
Frank A. Collins, Jr.
Eloise Collins (Seal)
Eloise Collins
_____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Martha B. Jovier, a Notary Public in and for said County, in said State, hereby certify that Frank A. Collins, Jr. and wife, Eloise Collins whose names 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 day of June, A. D., 1973.

Martha B. Jovier
Notary Public.

U.C.C. FILE NUMBER OR REF. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Copied by [unclear]
JUL 27 AM 11:15
STATE OF ALABAMA
SHELBY COUNTY