

This instrument was prepared by

(Name) John W. Williams, Jr.

(Address) 815 Massey Building, Birmingham, Alabama 35203

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,

That in consideration of One Hundred and No/100 (\$100.00) 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, XX, I, Rebecca F. Rice, an unmarried woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto Rebecca Faith Rice and Anna Louise 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:

From the S . E. corner of the S. W. Qtr. of the N. W. Qtr. of Section 7, Township 20 south, Range 3 west, run west along Qtr. section line for a distance of 75.97 ft; turn right an angle of 48 deg. 25 min. 48 sec. for a distance of 807.52 ft. turn left an angle of 90 deg. for a distance of 15.00 ft; turn right an angle of 3 deg. 03 min. 30 sec. for a distance of 218.00 ft.; to point of beginning, turn right an angle of 89 deg. 25 min. 04 sec. for a distance of 410.79 ft.; turn left an angle of 88 deg. 51 min. 02 sec. for a distance of 200.00 ft.; along the chord of a curve having a radius of 5233.79 ft.; and a central angle of 5 deg. 54 min. 55 sec. then turn left an angle of 88 deg. 38 min. 50 sec. for a distance of 412.98 ft.; turn left an angle of 91 deg. 55 min. 12 sec. for a distance of 218.00 ft.; to point of beginning.

The use of this property is restricted to one family dwellings consisting of a minimum of 1,300 square feet in the main dwelling; however, any out-buildings of a smaller size used in connection with the main dwelling is permissible. There shall not be more than one family dwe-ling on said property. There shall not be any house trailers used in connection with the dwelling.



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Shelby Cnty Judge of Probate, AL  
05/07/1974 12:00:00 AM FILED/CERT

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, I have hereunto set my hand(s) and seal(s), this 1st day of May, 1974

WITNESS:  
STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
U.C. FILE NUMBER OR  
BK. & PAGE AS SHOWN ABOVE  
1974 MAY - 7 AM 8:32  
BOOK 286 PAGE 708  
STATE OF ALABAMA  
JEFFERSON COUNTY

Rebecca F. Rice (Seal)  
Rebecca F. Rice, an unmarried woman (Seal)  
(Seal)  
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca F. Rice, an unmarried woman 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 1st day of May, A. D., 1974

John W. Williams Jr. (Signature)  
Notary Public.