

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
10/21/1977 12:00:00AM FILED/CERT

(Name) William M. Cook

(Address) Rt 1 Box 106A Montevallo, Al 35115

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 Thousand and No/100-----(\$1000.00)-----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,  
William M. Cook and wife, Marcia J. Cook

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

Mr. James M. 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:

Begin at the Southwest corner of Section 22, Township 21 South, Range 3 West,  
Shelby County, Alabama; thence in a northerly direction along the west  
boundary of said section 675.00 feet; thence turn 91 degrees and 45 minutes  
to the right in an easterly direction 351.26 feet more or less to inter-  
section with the centerline of a right-of-way for a road; thence turn 86  
degrees and 45 minutes to the left in a northerly direction 124.28 feet  
along said centerline; thence 165 degrees and 32 minutes 239.10 feet along  
said centerline; thence 174 degrees and 37 minutes 162.00 feet more or less  
to the south right-of-way of paved County Road #80; thence turn to the left  
in a westerly direction along the south right-of-way of said road 223.00  
feet more or less to the Section Line of Section 22; thence turn to the  
left in a southerly direction along said section line 498.90 feet more or  
less to the point of beginning. EXCEPT 30.00 feet on the west side of  
said centerline for a roadway.

Subject to the following:

- 1) Restrictive covenants appearing of record in the Probate Office of Shelby County, Alabama.
- 2) Transmission Line Permit to Alabama Power Company.
- 3) No home shall be erected on any of above property having less than 1800 square feet of floor space. Single family dwellings only.
- 4) Grantor or grantors shall have first option to purchase above property or any portion thereof at a fair & reasonable market price.
- 5) Grantor or grantors shall have reasonable time to remove fence & structures now on property.

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 4th  
day of August, 1977

WITNESS:

(Seal)

William M. Cook (Seal)

(Seal)

Marcia J. Cook (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, James M. Rice, a Notary Public in and for said County, in said State,  
hereby certify that William M. Cook and wife, Marcia J. Cook  
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, they 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 4th day of August, A. D., 1977

James M. Rice  
584

Notary Public