This instrument was prepared by

242

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND FIVE HUNDRED AND NO/100----------($7,500.00) DOLLARS

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

James M. Rice and wife, Karyl J. Rice

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

Chestine Bryant and wife, Vera Bryant

(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:

A parcel of land located in Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 22; thence in a Northerly direction along the West line of said Section 22, a distance of 979.81 feet to the point of beginning; thence continue along last described course a distance of 193.59 feet to a point on the South right of way line of Shelby County Highway 80; thence 91 degrees 27 minutes 30 seconds right, in an Easterly direction along said Right of Way, a distance of 223.0 feet; thence 67 degrees 11 minutes 30 seconds right, in a Southeasterly direction, a distance of 161.12 feet; thence 5 degrees 23 minutes right, in a Southeasterly direction, a distance of 44.98 feet; thence 107 degrees 43 minutes right, in a Westerly direction, a distance of 295.77 feet to the point of beginning. Subject to a 30 foot easement extending parallel to its Northeast property lines.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

$6,500.00 of the purchase price recited above was paid from purchase money mortgage loan closed simultaneously herewith.

BOOK 322 PAGE 466

1979100500012986 0 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/05/1979 12:00:00AM 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, we have hereunto set our hand(s) and seal(s), this 28th day of September, 19 79.

WITNESS:

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
OCT -5 PM 8:38
CLERK OF PROBATE

_____ (Seal)
_____ (Seal)
_____ (Seal)

James M. Rice (Seal)
Karyl J. Rice (Seal)
_____ (Seal)

Deed 1.00
Rec. 1.50
Cert. 1.00
3.50

Security 396-891

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Rice and wife, Karyl J. Rice 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 28th day of September A. D., 19 79.

Notary Public.

CONSOLIDATED BUSINESS FORMS, INC.-MT. CLEMENS, MI 48043-313/792-4700

Bynum [redacted]