

(Name) Roger E. Bice and Pamela O. Bice
 (Address) 460 Gardner Street
Montevallo, Alabama 35115

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) Columbiana, Alabama 35051

Form 1-13 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS

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

C. G. Clemmons and wife, Evelyne Clemmons

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

Roger E. Bice and wife, Pamela O. Bice

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lots 20 and 21 in Block D, according to the plat of Wilmont Subdivision as recorded in the Office of the Probate Judge of Shelby County, Alabama in Map Book 3, page 124.

Subject to the following protective covenants which shall run with the land: "No dwelling house shall hereafter be erected on the demised premises which shall cost less than \$5500.00.

The demised premises shall be used exclusively for residential purposes, and no business shall be conducted thereon even though incidental to such use."

Subject to utility easements and road rights of way of record.

Subject to 30 foot building line as shown on map of said property.

Subject to Restrictive covenants recorded on Map Book 3, page 124.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 18

day of April, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY (Seal)
 INSTRUMENT WAS FILED
 1984 APR 18 PM 2:28
 (Seal)

C. G. Clemmons (Seal)
Evelyne Clemmons (Seal)
Evelyne Clemmons (Seal)

STATE OF ALABAMA
 SHELBY COUNTY

JUDGE OF PROBATE

Deed Tax 3.00
 Rec 1.50
 Sub 1.00
 \$5.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that C. G. Clemmons and wife, Evelyne Clemmons 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 18 day of April, A. D., 19 84

Dorothy Jackson
 Notary Public.

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