

SEND TAX NOTICE TO:

(Name) Sandra D. Bice
232 U.S. 280 West
(Address) Harpersville, AL 35078

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of One and No/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Michael L. Bice and wife, Sandra D. Bice

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sandra D. Bice

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in Section 28, Township 19 South, Range 2 East, described as follows: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1933.00 feet; thence turn an angle of 90 degrees 43 minutes 37 seconds to the right and run a distance of 1164.41 feet to the South right-of-way of Old U.S. Highway No. 280; thence turn an angle of 104 degrees 31 minutes 36 seconds to the right and run along said highway right-of-way a distance of 355.80 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 80.84 feet to the South right-of-way of project F-214-(29), and the point of beginning; thence continue in the same direction a distance of 129.16 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 175.40 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 125.81 feet to the South right-of-way of Project F-214-(29), thence turn an angle of 88 degrees 57 minutes 02 seconds to the right to the tangent of a right-of-way curve, and run along said right-of-way curve (whose delta angle is 00 degrees 02 minutes 44 seconds to the left, radius is 34,487.47 feet; tangent is 13.75 feet, length of curve is 27.50 feet) to the P.T. STA 1094 + 71.12; thence continue along said highway right-of-way a distance of 147.90 feet to the point of beginning. Situated in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

As part of the consideration of the conveyance, the Grantee agrees to pay any and all mortgage indebtednesses encumbering the hereinabove described property.

The conveyance of the hereinabove described property to Grantee has been done pursuant to the terms of the divorce agreement of the parties hereto.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 11th day of January, 1988

STATE OF ALA. SHELBY CO. }
I CERTIFY THIS }
INSTRUMENT WAS FILED }
88 JAN 11 AM 11:23 }
JUDGE OF PROBATE }
SHELBY COUNTY }
the undersigned authority }

Michael L. Bice (Seal)
Sandra D. Bice (Seal)

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Michael L. Bice and wife, Sandra D. Bice whose name S 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 11th day of January, A. D., 1988