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This instrument was prepared by:

(Name) Mitchell A. Spears(Address) P. O. Box 91Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Johnny Venz(Address) 530 Buddys LaneBessemer AL 35020**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**
SHELBY**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Thirteen Thousand and 00/100, (\$13,000.00) DOLLARS

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

John D. Bice and wife, Betty C. Bice

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

Johnny Venz and Brenda Venz(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:

Lot 18, according to Survey of Wilson's Subdivision No. 1, as recorded in Map Book 3, Page 62, in the Probate Office of Shelby County, Alabama, being situated in the SW 1/4 of Section 3, Township 24 North, Range 12 East.

SUBJECT TO:Easements and restrictions of record.\$7,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.Existing mortgage from Grantors herein to Jefferson Federal Savings & Loan Association of Birmingham.

1. Deed Tax	\$ <u>13.00</u>
2. Notary Fee	\$ <u>2.50</u>
3. Recording Fee	\$ <u>3.00</u>
4.	
5.	
6.	
Total	\$ <u>19.50</u>

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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 for 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 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 19th day of September, 19 89

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

89 NOV 16 AM 9:33 (Seal)

STATE OF ALABAMA
SHELBY

JUDGE OF PROBATE

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John D. Bice and wife, Betty C. 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 19th day of September A.D., 19 89MALCH 20, 1993

Commission Expires:

Notary Public

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: MAR. 20, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITER.