

This instrument was prepared by

(Name) JAMES A. HOLLIMAN ATTORNEY
(Address) 3821 Lorna Road, Suite 110
Birmingham, AL. 35244

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Send Tax Notice To: J. WADE BICE
name 1400 Colonial Way
Alabaster, AL. 35007
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTEEN THOUSAND AND NO/100 (\$113,000.00) DOLLARS

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

TERRY M. CLECKLER and wife, SHELLY N. CLECKLER

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

J. WADE BICE and wife, JENNIFER G. 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:

Lot 40, according to the Survey of Navajo Hills, 9th Sector, as recorded in Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights.

\$107,350.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

1.	...	6.00
2.	...	2.50
3.	...	3.25
4.	...	1.00
5.
6.
Total	...	12.50

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 30th day of October, 1990

WITNESS:

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

90 NOV -1 AM 9:55

Terry M. Cleckler (Seal)
Shelly N. Cleckler (Seal)
SHELLY N. CLECKLER (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that TERRY M. CLECKLER and wife, SHELLY N. CLECKLER 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 30th day of October, A. D., 19 90

My Commission Expires: 3-10-93 James A. Holliman Notary Public