

TITLE NOT EXAMINED

SEND TAX NOTICE TO: 2343

(Name) Dennis K. Bice

(Address) 120 Murray Drive

Montevallo, AL 35115

This instrument was prepared by

(Name) J. Michael Joiner

(Address) PO Box 1012, Alabaster, AL 35007

Form 1-1-5 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 Five Thousand and 00/100 (\$5,000.00) ----- DOLLARS

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

Bill Coston and wife, Gail Coston

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

Dennis K. Bice and wife, Debbie A. 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:

Commence at the point of the intersection of the West line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 24, Range 12 East, with the South line of the right-of-way line of the Calera-Montevallo paved highway, being Alabama Highway No. 25; run thence Eastwardly along the South line of the right-of-way line of the Calera-Montevallo paved highway a distance of 420 feet to a point; thence South along the East boundary of the property conveyed to Nora Whatley by deed recorded in Deed Book 186, Page 454, in the Probate Office of Shelby County, Alabama, 480 feet to the point of beginning; thence run East and parallel with the South line of said Highway right-of-way 150 feet to the West line of a street already open, being known as Murray Drive; thence along same South and parallel with said Whatley lot 210 feet; thence West and parallel with the South line of said highway right-of-way 150 feet to the East line of said Whatley lot; thence along same North 210 feet to the point of beginning. The same being situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 24, Range 12 East, Shelby County, Alabama.

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

All of the above referenced purchase price has been paid by a mortgage loan closed simultaneously herewith.

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

91 DEC 10 AM 11:11

JUDGE OF PROBATE

1. Deed Tax	\$	7.50
2. Mtg. Tax	\$	0.00
3. Recording Fee	\$	3.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	7.50

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 6th

day of December, 19 91.

WITNESS:

(Seal)

Bill Coston

(Seal)

(Seal)

Gail Coston

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, J. Michael Joiner

a Notary Public in and for said County, in said State,

hereby certify that Bill Coston and wife, Gail Coston

whose name 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 6th day of December, A.D., 19 91

J. Michael Joiner