

This property does not constitute homestead for grantors.

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

Send tax notice to:
Johnny McBee
Rt 2 Box 259 B
Arley, AL 35541

Inst # 1997-18144

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eight Thousand Dollars and 00/100 dollars (\$8,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Kimberly Dawn Bice, and Betty C. Bice,** hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Johnny McBee, a single person,** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Lot 9, Lay Lake Farm Estates as recorded in Map Book 9, Page 178, in the Office of the Judge of Probate, Shelby County, Alabama; thence run South along the East line of Lot 9 for 656.19 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 218.75 feet; thence turn an angle to the right of 106 degrees, 28 minutes, 04 seconds and run Northwest for 239.09 feet; thence turn an angle to the right of 72 degrees, 43 minutes, 04 seconds and run North along the West line of Lot 9 for 156.25 feet; thence turn an angle to the right of 92 degrees, 06 minutes, 58 seconds and run East for 231.56 feet to the point of beginning. Contains 0.9907 acre.

This conveyance is subject to all easements, rights-of-ways and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Party of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 4 of June, 1997, at 831 Island Street, Montevallo, Alabama.

GRANTOR

Kimberly Dawn Bice (L.S.)
Betty C. Bice (L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 4 day of June, 1997.

NOTARY PUBLIC

My Commission Expires: 5-19-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, ALABAMA 35115

Inst # 1997-18144

06/10/1997-18144
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.50