

This instrument prepared by:  
John Hollis Jackson, Jr.  
Attorney at Law  
P. O. Box 1818  
Clanton, AL 35046

Inst. 1999-01239

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Twenty-Five Thousand and no/100 (\$125,000.00) Dollars to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Betty B. Carter Batts** (herein referred to as grantor), do grant, bargain, sell and convey unto **Jimmy W. Bice and wife, Joyce M. Bice** (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:

A parcel of land situated in the W $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 3, Township 22 South, Range 3 West, more exactly described as follows: Begin at the NE corner of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 3, Township 22 South, Range 3 West and go West along the North boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 456.18 feet to point of beginning; thence at an azimuth of 173 degrees 24 minutes 430.25 feet; thence at an azimuth of 198 degrees 24 minutes 274.75 feet; thence continue in this straight line about 50.0 feet to the center of a creek; thence Northward along the center line of this creek about 1361.0 feet to a point 17.0 feet West of an iron marker on the East bank of this creek; thence 17.0 feet East to this marker; thence at an azimuth of 89 degrees 47.5 minutes 458.80 feet; thence at an azimuth of 165 degrees 38 minutes 215.90 feet; thence at an azimuth of 175 degrees 24 minutes 110.30 feet to point of beginning.

ALSO: The right of ingress and egress over and along that certain easement for roadway purposes which is 16 feet in width, the center line of which begins 416.62 feet West of the NE corner of the land being conveyed to Jimmy W. Bice, and Joyce Mullins Bice and run thence South 4 degrees 41 minutes West a distance of 933.2 feet to the point of ending, the same being situated in the W $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama.

The above described real estate constitutes no part of the grantor's

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SHELBY COUNTY  
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present homestead.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this the 7th day of January, 1999.

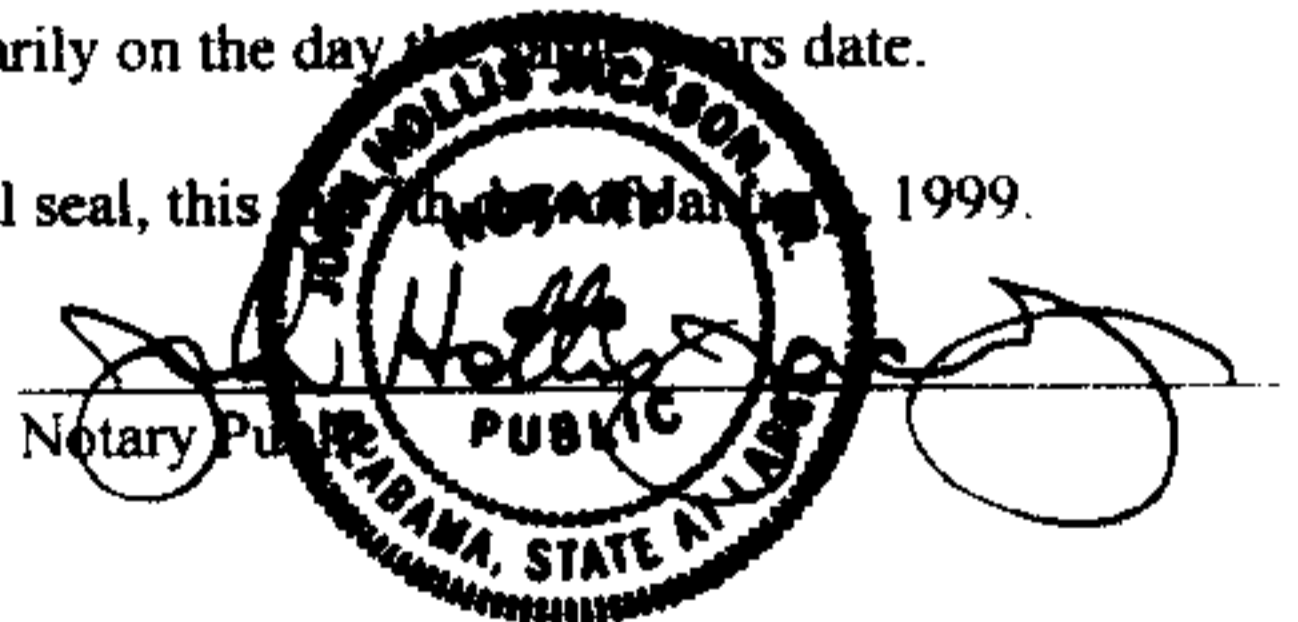
Betty B. Carter Batts  
Betty B. Carter Batts

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Betty B. Carter Batts, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the said date.

Given under my hand and official seal, this 7th day of January, 1999.



Address of Grantees:

130 TRIPLE B DRIVE  
Montevallo, AL 35115

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CHILTON COUNTY JUDGE OF PROBATE  
JUL 12 1999