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**JIMMY W. BICE**  
**JIMMY W. BICE**  
130 Triple B. ~~Road~~ *Dr.*  
Montevallo  
AL  
35115

25,000  
  
20100528000170840 1/4 \$45.00  
Shelby Cnty Judge of Probate, AL  
05/28/2010 02:17:39 PM FILED/CERT

*Above Space For Records Use*

## **WARRANTY DEED with Reservation of Life Estate**

### **GRANTORS:**

**JIMMY W. BICE** and **JOYCE MULLINS BICE**, husband and wife  
130 Triple B. Road, Montevallo, AL 35115 (source of title being Book 259/Page 458 and  
Instrument #s 1999-01239 and 1999-32884)

**GRANTEE: NORMAN DEWAYNE BICE**, a married man, 100 Country Hills Dr.  
Montevallo, AL 35115

For valuable consideration, Grantors do hereby grant and convey to NORMAN DEWAYNE  
BICE, his heirs and assigns, a remainder interest subject to a complete defeasance as set forth  
below, in and to:

### **Property Legal Description:**

State of Alabama  
Deed Tax : \$25.00

SEE ATTACHED LEGAL DESCRIPTION FOR REAL ESTATE CONVEYED

PROVIDED, however, that the Grantors have reserved the use and enjoyment of said property  
for the lives of the Grantors and that the grant of said property to NORMAN DEWAYNE BICE  
is subject to the following powers retained by the Grantors:

1. The Grantors shall retain possession and control of all of the premises and shall receive all of  
the rents and profits derived from the premises for the lives of the Grantors.
2. The Grantors retain the unrestricted and limited right to dispose of the property during the  
lives of the Grantors, including without limitation, the power to consume, sell in fee simple  
absolute or on conditions, gift, mortgage, encumber, and convey or dispose of the property in  
any manner in the sole, exclusive, and absolute direction of the Grantors, without joinder by the  
Grantee Remainderman, and to keep any and all proceeds derived therefrom without obligation  
to the Grantee Remainderman. On the death of both Grantors, the aforesaid powers shall  
terminate and the fee simple shall vest in the Grantee Remainderman, his heirs and assigns.

AND the Grantors hereby covenant and agree that they warrant SPECIALLY the property hereby conveyed.

WITNESS Grantors' hands this 10th day of APRIL, 2010;

Jimmy W. Bice  
JIMMY W. BICE, Grantor

Joyce Mullins Bice  
JOYCE MULLINS BICE, Grantor

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH  
HAS BEEN PERFORMED

## NOTARY ACKNOWLEDGMENT

STATE OF: ALABAMA

COUNTY OF: JEFFERSON

On this 10 day of April, 2010, before me, the undersigned, a notary public in and for said state personally appeared **JIMMY W. BICE** and **JOYCE MULLINS BICE** personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by the signatures on the instrument the persons or entities upon behalf of which the persons acted, executed this instrument.

WITNESS my hand and official seal.

[Signature]  
Notary Public

William G Nolan  
Printed Name

My Commission Expires:

1/15/2013

WILLIAM G. NOLAN  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 15, 2013





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Commence at the Southeast corner of the Northwest quarter of the Southwest quarter of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama and run North along the East line of said quarter-quarter line for 193.58 feet to point of beginning; thence North 02°04'00" East for 314.42 feet; thence South 89°47'50" West for 495.30 feet; thence South 04°26'26" West for 190.00 feet; thence South 09°56'22" East for 126.82 feet; thence North 89°47'00" East for 491.71 feet; more or less, to point of beginning.

A parcel of land situated in the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 3, Township 22, South, Range 3 West, containing 17.466 acres, and more exactly described as follows: Begin at the SE corner of said  $\frac{1}{4}$  Section and Proceed westward along the South side of same 456.18 feet; thence at an azimuth of 353 deg. 24' 110.30 feet; thence at an azimuth of 345 deg. 38' 215.9 feet to point of beginning; thence at an azimuth of 269 deg. 47.5' 458.80 feet to an iron marker on the bank of Creek; thence go in the same line about 13.0 feet to the center of this creek; thence follow the center line of the creek Northward about 1200.0 feet to an intersection with the South boundary of Highway No. 22; thence eastward along this boundary 1005.37 feet to a fence going southward, which is the accepted boundary between this property and that immediately east thereof; thence southward along this fence 736.5 feet; thence at an azimuth of 269 deg. 47.5 feet to 495.30 feet; thence at an azimuth of 184 deg. 41' 190.0 feet to point of beginning. There is excepted herefrom an easement 16 feet in width, the center line of which begins 416.62 feet west of the northeast corner of above land and run thence south 4 deg. 41 min. west a distance of 933.2 feet to the point of ending. Said easement is excepted for the purpose of a roadway and Jimmy W. Bice and Joynce Mullins Bice, their successors and assigns have the right of ingress and egress along the same. Said property shall be used only for residential and/or agricultural purposes.

Being the same property conveyed by Robert L. Draper and Mary B. Draper to Jimmy W. Bice and Joyce Mullins Bice dated Sept. 11, 1969, filed for record in the Probate Office of Shelby County, Alabama, on September 16, 1969 at 3:27 o'clock P. M. and recorded in Deed Book 259 page 458.



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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.