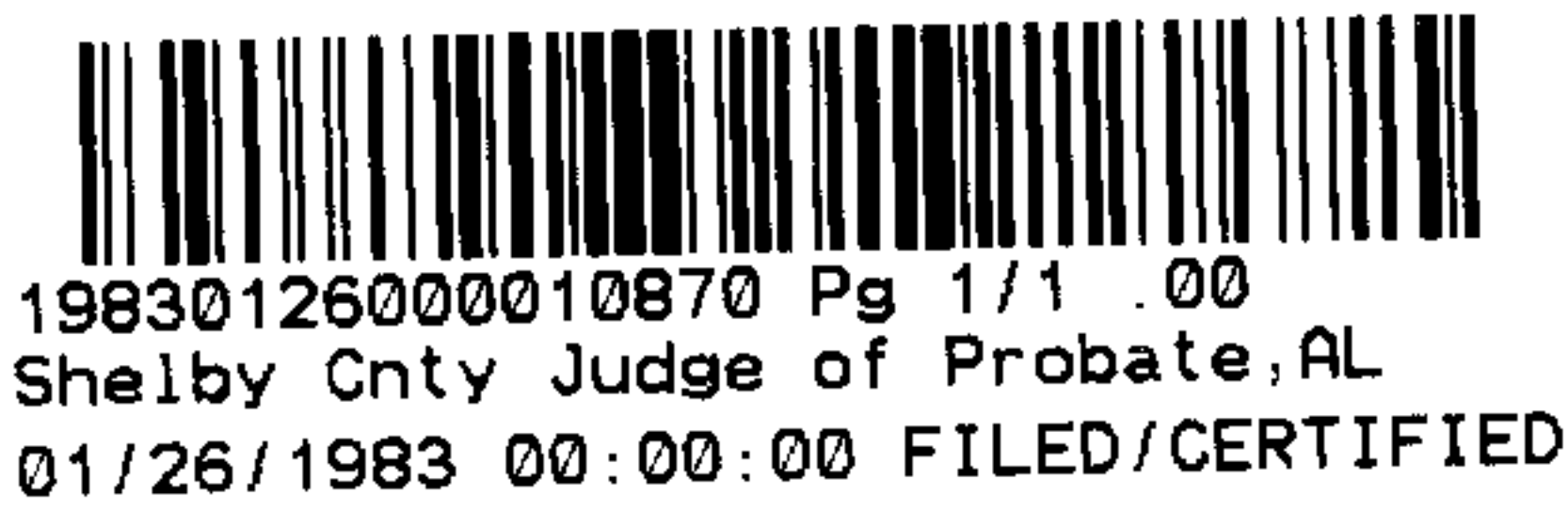


859

(Name) Mr. & Mrs. Robert D. Rice
1709 - 21st Avenue
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) William A. Jackson, Attorney
2204 Lakeshore Drive, Suite 320
(Address) Birmingham, Alabama 35209



Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Four Thousand Eight Hundred and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jean C. Collum and husband, Jack Collum

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

Robert D. Rice and wife, Elizabeth Y. Rice

(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 7, according to Robert Pledger's Resurvey of a part of Blocks 262, 263 and 265, according to Dunstan's Map of the Town of Calera, Shelby County, Alabama, as recorded in Map Book 4, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$33,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 344 PAGE 785

STATE OF ALA. SHELBY CO. See Reg. 426-783
CERTIFY THIS INSTRUMENT WAS FILED
1983 JAN 26 AM 10:48
Rec'd 150
Del. 100
450
J. Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

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 21st day of January, 19 83.

WITNESS:

_____(Seal) Jean C. Collum (Seal)
_____(Seal) Jack Collum (Seal)
_____(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean C. Collum and husband, Jack Collum 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 21st day of January, A. D., 19 83