

Send Tax Notice To:  
Name: ALLEN L. RICE  
2013 ASHLEY BROOK WAY  
HELENA, AL 35080

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
(Address) PELHAM, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND NINE HUNDRED AND NO/100 (\$97,900.00)

to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

ALLEN L. RICE and wife KIMBERLY A. RICE

(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:

Lot 66, according to the Survey of Ashley Brook, as recorded in  
Map Book 22, Page 78, in the Probate Office of Shelby County,  
Alabama.

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

\$97,597.00 of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.

Inst # 1998-19616

05/28/1998-19616  
02:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCO 9.00

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of May 1998

ATTEST:

JOE ROSE HOMEBUILDERS, INC.

By

President

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that

whose name as President of JOE ROSE HOMEBUILDERS, INC.

a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 26th day of

May

1998

Notary Public