

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Rick Britnell and Charisse Britnell
529 Edgecrest Circle
Homewood, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00) and other good and valuable consideration, to the undersigned grantors, John E. Rice and wife, Ailene Rice, in hand paid by Rick Britnell and Charisse Britnell, the receipt whereof is hereby acknowledged, the said John E. Rice and wife, Ailene Rice (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Rick Britnell and Charisse Britnell, as joint tenants with right of survivorship (herein referred to as "Grantees"), the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Riparian Rights, if any, in and to the use of Lay Lake; (3) Rights acquired by Alabama Power Company as set out in deed recorded as Real 25, at Page 838, in the Probate Office; (4) Rights of others to the use of the easement as set out in Exhibit "A" herein and as set out in deeds recorded as Inst. #1997-7292, Inst. #1997-8337 and Inst. #1997-15590, in the Probate Office; (5) Encroachment of wood sea wall and wood dock off of the land and into Lay Lake, and encroachment of overhead power lines onto and/or off of the Northerly portion of the land, as shown on the survey by Rowland Jackins dated 10-13-04; (6) Rights as set out in Deed recorded in Inst. #1997-7252, in the Probate Office.

Grantors grant to Grantees the license ("License") to launch boats from the boat launch (the concrete drive located north of the Property), it being understood that the License (1) is non-exclusive, meaning that similar licenses have been granted to others; (2) shall terminate automatically upon the conveyance of title to the Property to a third party (defined as a person not a blood relative of Grantees); and (3) is personal to Grantees, with no right to assign, convey or in any way pass rights thereunder to a third party.

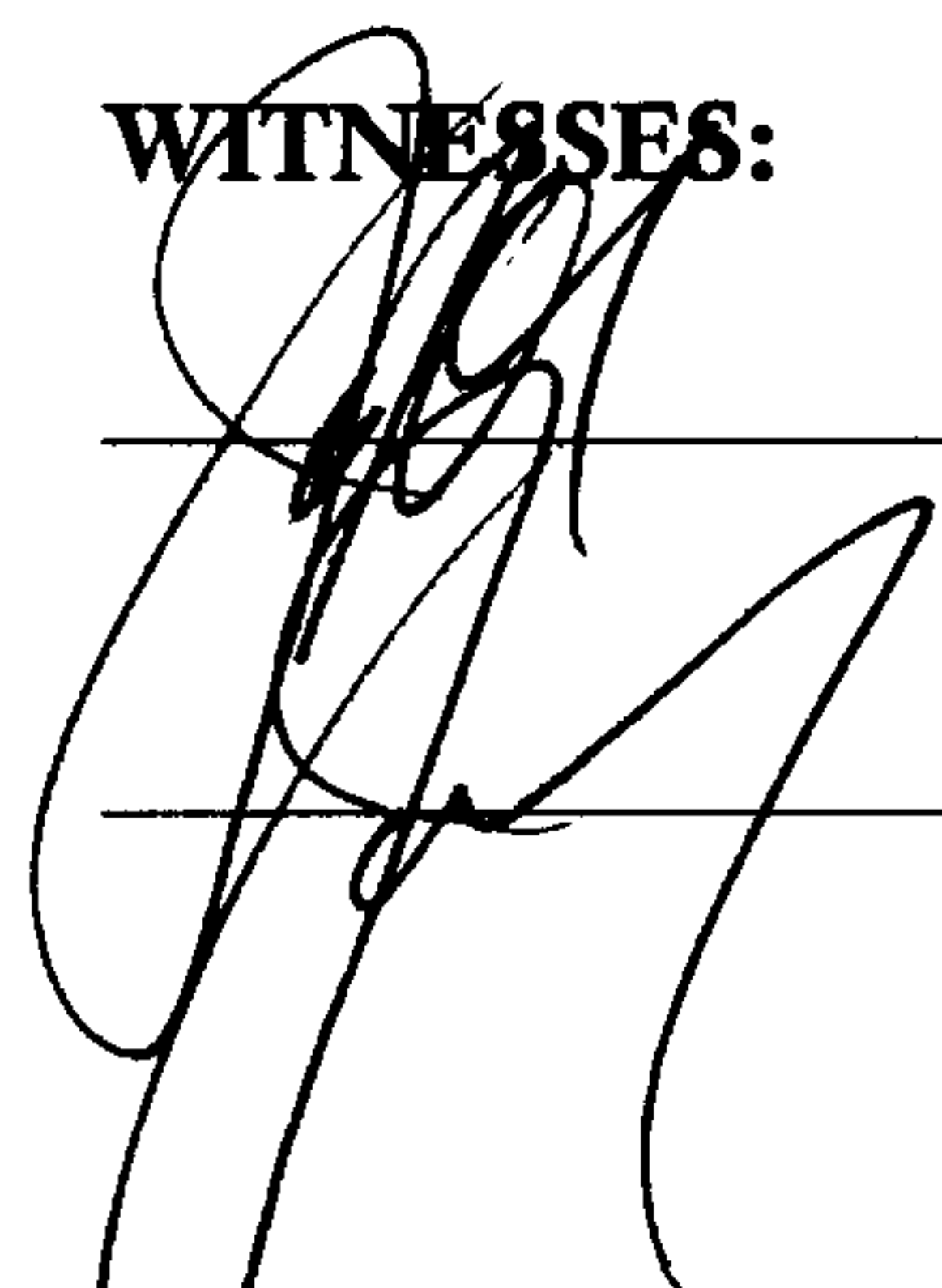
\$50,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

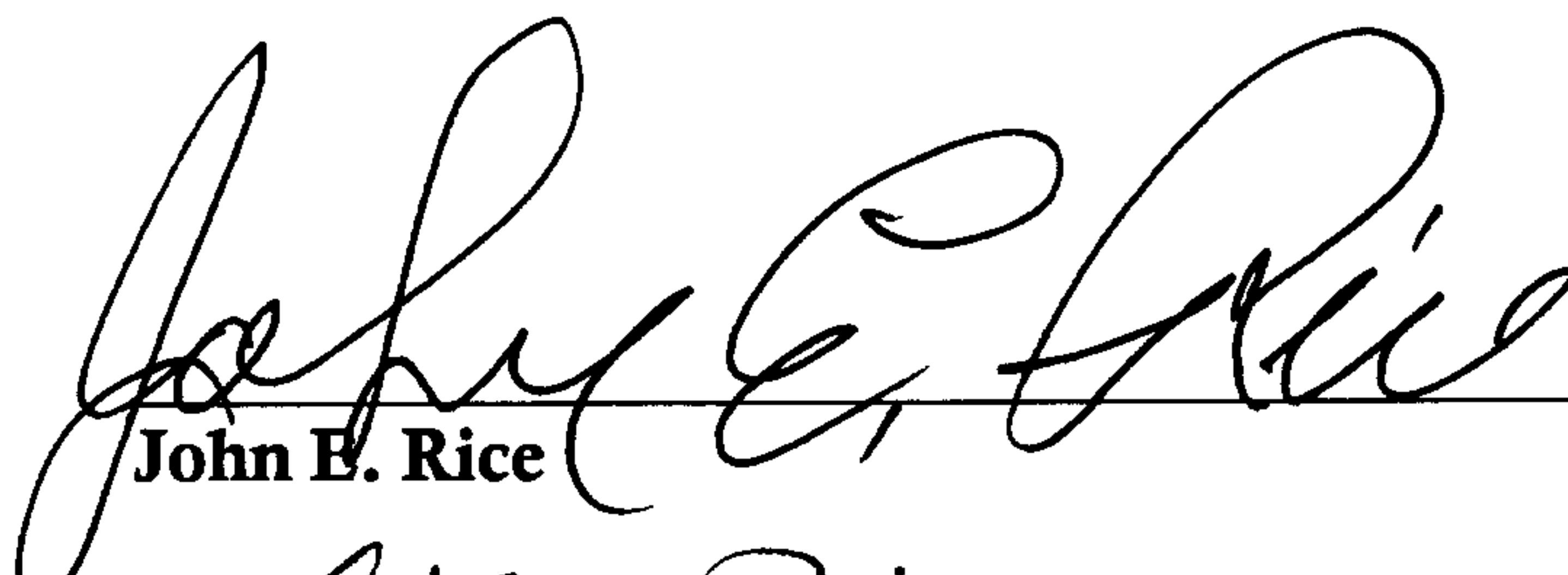
TO HAVE AND TO HOLD to the Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event 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 said Grantors do for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

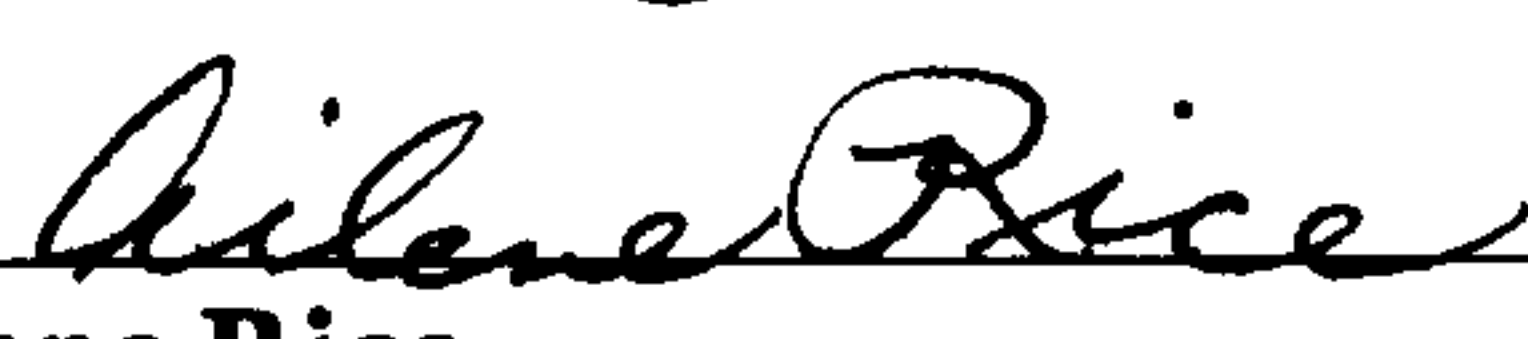
IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 22nd day of November, 2004.

WITNESSES:





John E. Rice



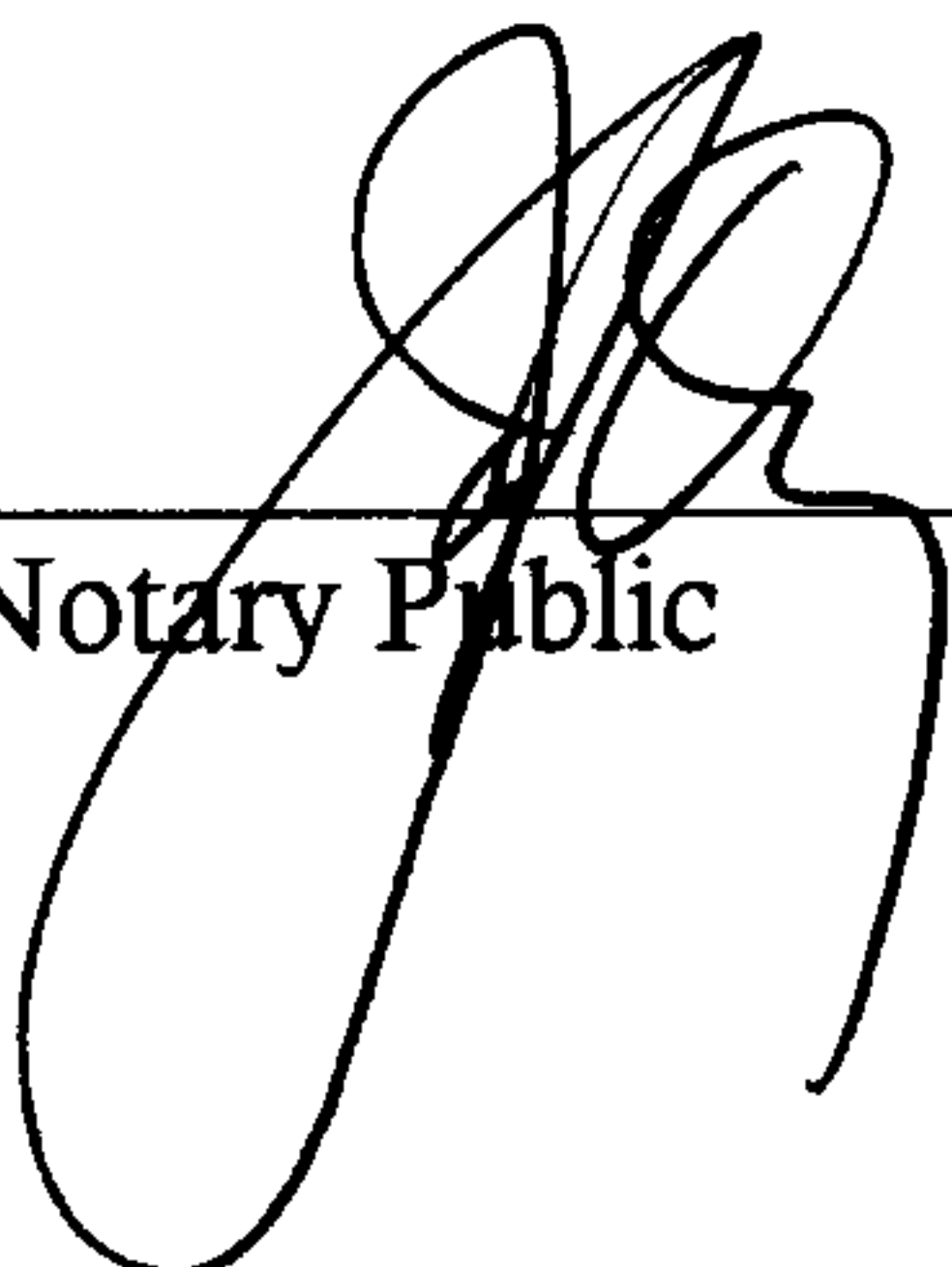
Ailene Rice

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Rice and wife, Ailene Rice, 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 seal this 22nd day of November, 2004.

My Commission Expires: 14 Jul 07



Notary Public

EXHIBIT "A"

A parcel of land situated in the West-half of Section 18, Township 24 North, Range 16 East Shelby County, Alabama being more particularly described as follows: -

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 18, Township 24 North, Range 16 East, Shelby County, Alabama; thence run North 89 deg. 51 min. 51 sec. East along the north line of said quarter section for a distance of 311.98 feet; thence leaving said north line run South 05 deg. 22 min. 51 sec. West for a distance of 193.75 feet; thence run South 09 deg. 21 min. 09 sec. East for a distance of 156.17 feet; thence run South 28 deg. 16 min. 09 sec. East for a distance of 194.68 feet; thence run South 15 deg. 07 min. 09 sec. East for a distance 160.16 feet; thence run South for 34 deg. 16 min. 09 sec. East for a distance of 59.06 feet; thence run South 08 deg. 48 min. 09 sec. East for a distance of 158.75 feet; thence run South 01 deg. 57 min. 45 sec. East for a distance of 40.40 feet; thence run South 08 deg. 57 min. 22 sec. East for a distance of 77.72 feet; thence run South 02 deg. 10 min. 46 sec. East for a distance of 42.94 feet; thence run South 04 deg. 26 min. 39 sec. East for a distance of 60.13 feet; thence run South 04 deg. 29 min. 58 sec. East for a distance of 65.22 feet; thence run South 06 deg. 12 min. 50 sec. East for a distance of 97.11 feet to the point of beginning; thence run North 87 deg. 06 min. 54 sec. East for a distance of 212.95 feet (plat North 87 deg. 06 min. 52 sec. East for a distance of 212.87 feet); thence continue along last described course for a distance of 3.40 feet (measure and plat); thence run South 12 deg. 33 min. 51 sec. East for a distance of 3.56 feet (plat South 12 deg. 21 min. 56 sec. East for a distance of 3.52 feet); thence run South 16 deg. 13 min. 05 sec. East for a distance of 80.00 feet (plat South 16 deg. 13 min. 05 sec. East for a distance of 80.00 feet); thence run South 84 deg. 23 min. 24 sec. West (measured and plat) for a distance of 218.46 feet (plat 218.35 feet); thence run North 35 deg. 47 min. 38 sec. West for a distance of 10.66 feet (plat North 35 deg. 55 min. 34 sec. West for distance of 10.62 feet) to a curve to the right having a central angle of 29 deg. 42 min. 44 sec. (plat) a radius of 50.00 feet(plat) and a chord bearing North 21 deg. 02 min. 46 sec. West for a distance of 25.61 feet; thence run in a Northerly direction along the length of said curve for a distance of 25.93 feet (plat); thence run North 06 deg. 13 min. 44 sec. West for a distance of 58.53 feet (plat North 06 deg. 13 min. 44 sec. West for a distance of 58.56 feet) to the point of beginning.

And also the following Easement for ingress and egress:

Commencing at the northwest corner of the southwest quarter of the northwest quarter of Section 18. Township 24 North, Range 16 East; thence S 89 deg. 51 min. 51 sec. W a distance of 311.98 feet to the center of Paradise Circle; thence along the centerline of Paradise Circle the following bearings and distances; S 5 deg. 22 min. 51 sec W, a distance of 193.75 feet, S 9 deg. 21 min. 09 sec. E, a distance of 156.17 feet, S 28 deg. 16 min. 09 sec. E, a distance of 194.68 feet, to the Point of Beginning; thence along the centerline of a 30' private easement as described, on the Map of Rice Acres. Sector II as described in Map Book 5, at Page 68, the following bearings and distances; S 15 deg. 07 min. 09 sec. E a distance of 160.16 feet; S 34 deg. 16 min. 09 sec. E, a distance of 59.06 feet, S 8 deg. 48 min. 09 sec. E, a distance of 158.75 feet; thence beginning a 20' wide easement, along an existing paved road, the centerline described by the following courses, S 1 deg. 57 min. 45 sec. E, a distance of 40.40 feet, S 8 deg. 57 min. 22 sec. E a distance of 158.75 feet; thence beginning a 20 foot wide easement along an existing paved road the centerline described by the following courses: S 01 deg. 57 min. 45 sec. E a distance of 40.40 feet; S 8 deg. 57 min. 22 sec. E a distance of 77.22 feet; S 2 deg. 10 min. 46 sec. E, a distance of 42.94 feet; S 4 deg. 26 min. 39 sec. E, a distance of 60.13 feet, S 4 deg. 29 min. 58 sec. E, a distance of 65.22 feet, S 6 deg. 12 min. 50 sec. E, a distance of 155.64 feet, a curve to the left, having a radius of 50.00 feet, an arc length of 25.93, S 35 deg. 55 min. 34 sec. E a distance of 10.62 feet. to the Point of Beginning of the above described parcel.

All being situated in Shelby County, Alabama.