



20050414000176550 1/2 \$222.00
Shelby Cnty Judge of Probate, AL
04/14/2005 12:32:10PM FILED/CERT

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

Know all Men by these Presents: That, in consideration of TWO HUNDRED SEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$207,900.00) to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **STEPHEN W. RICE AND JEANNIE W. RICE, HUSBAND AND WIFE** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **LAURA L. JUSTICE AND DORIS D. JUSTICE** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF RIVERCHASE WEST DIVIDING RIDGE FIRST ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: Ad Valorem Taxes for the year 2005 and subsequent years which are a lien but not yet due and payable.

SUBJECT TO: Easements, Restrictions and Right of Ways which are of record.

\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the 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 it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/14/2005
State of Alabama

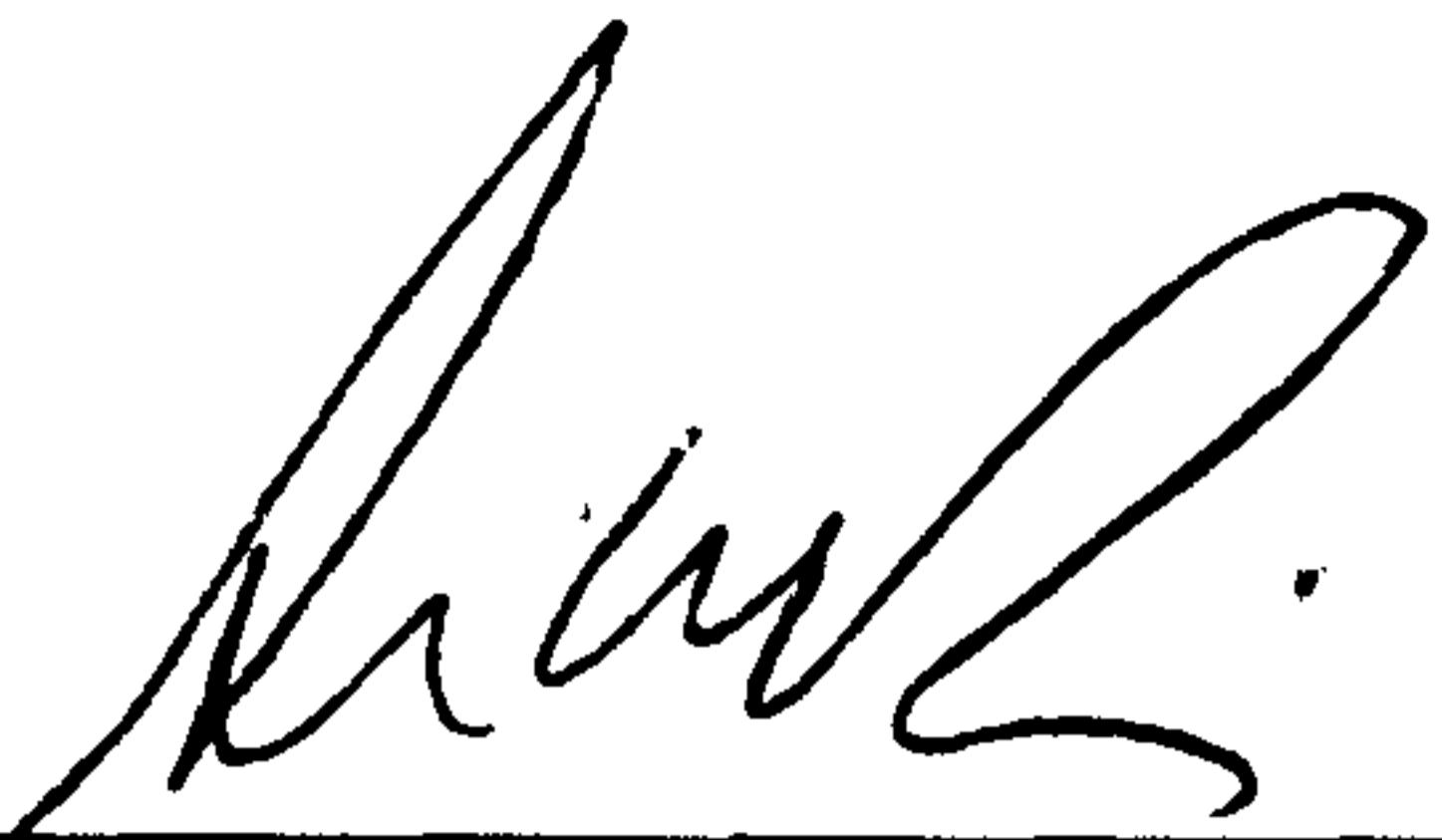
Deed Tax: \$208.00

Stuart Garner




In Witness Whereof, the said Grantors have set their hands and seals this 25th day
of March, 2005.

WITNESS



STEPHEN W. RICE {L.S.}

WITNESS

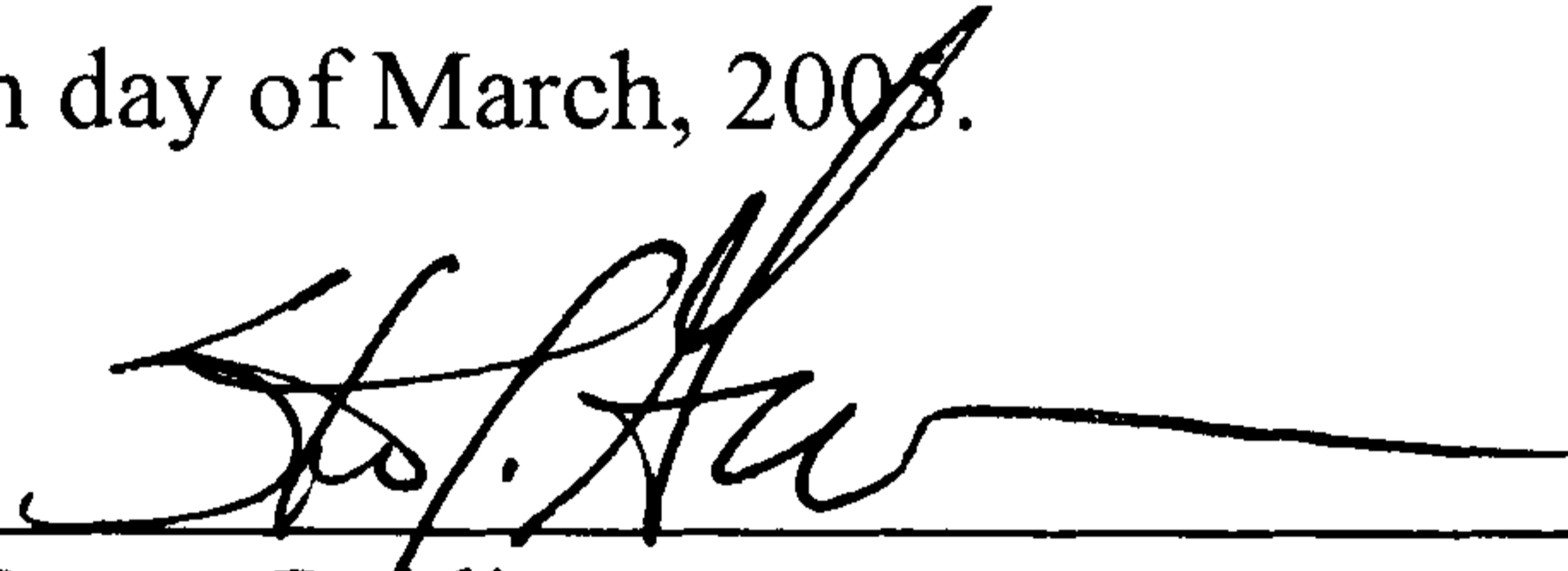


JEANNIE W. RICE {L.S.}

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public, in and for said county and state, hereby certify that **STEPHEN W. RICE and JEANNIE W. 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 25th day of March, 2005.



Notary Public
STUART J. GARNER
My commission expires: 01/28/08

GRANTEES' MAILING ADDRESS:

2113 CROSSRIDGE LANE
BIRMINGHAM, AL 35244

THIS INSTRUMENT PREPARED BY:

STUART J. GARNER, LLC
2012 LANCASTER RD
BIRMINGHAM, AL 35209
Telephone: 205-879-2420 Fax: 205-879-2495
File # 2005-043