

This instrument was prepared by:
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318 N College St
Suite E
Auburn, AL 36830

Send Tax Notice To:
Daniel L. Harper
Jamie S. Harper
4111 Eagle Crest Drive
Birmingham, AL 35242

JOINT SURVIVORSHIP DEED

20160602000188730
06/02/2016 09:43:00 AM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 (\$327,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **JOHNNY A RICE AND LINDA W. RICE, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE RICE LIVING TRUST DATED JULY 25, 2013 AND ANY AMENDMENTS THERETO**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **DANIEL L. HARPER AND JAMIE S. HARPER**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 418, according to the Survey of Eagle Point, Fourth Sector, as recorded in Map Book 17, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$115000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 27th day of May, 2016.

**JOHNNY A RICE AND LINDA W. RICE,
TRUSTEES OR THEIR SUCCESSORS IN
TRUST, UNDER THE RICE LIVING TRUST
DATED JULY 25, 2013 AND ANY AMENDMENTS
THERE TO**

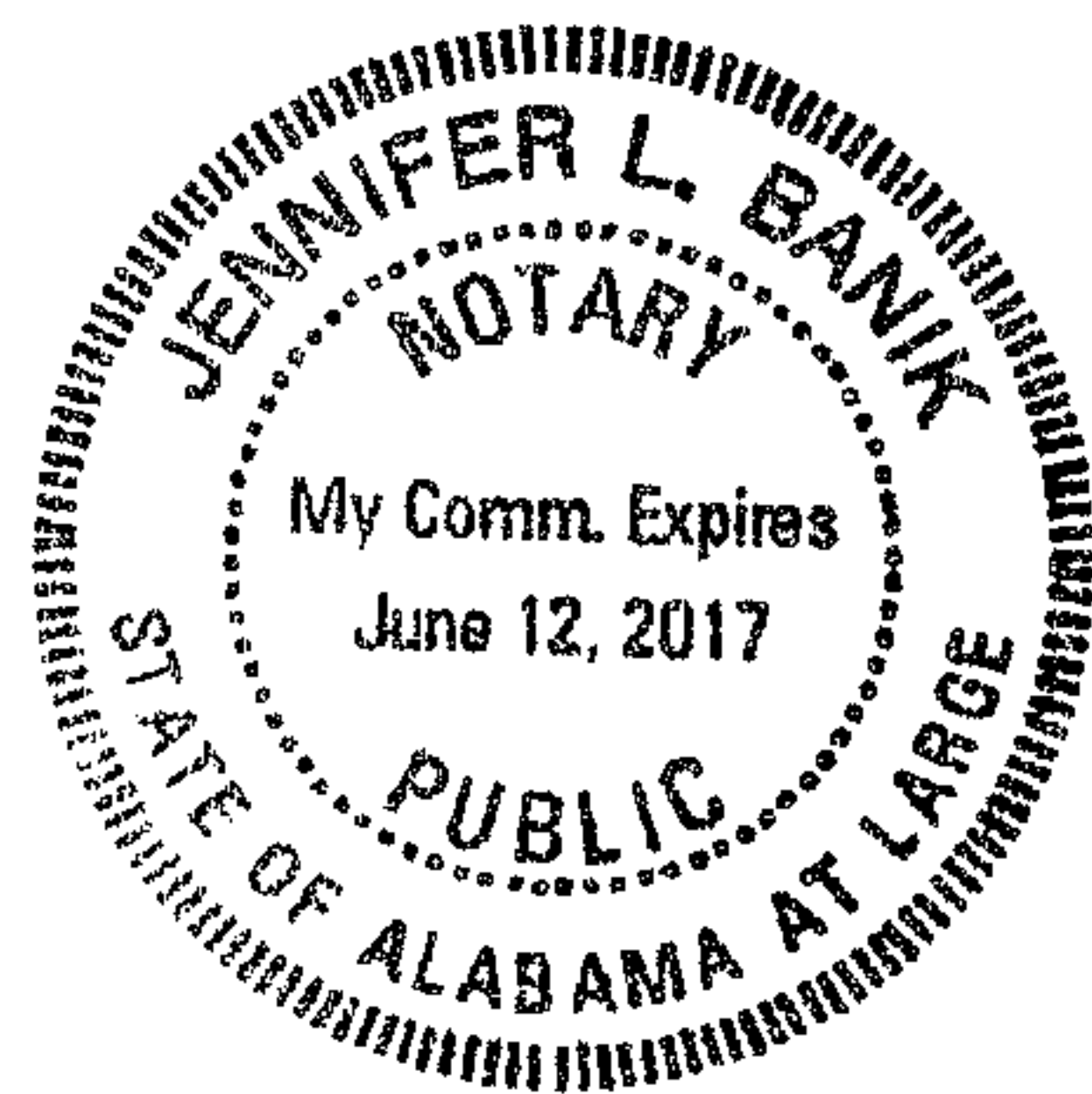

By: JOHNNY A. RICE, as
TRUSTEE



BY: LINDA W. RICE, as
TRUSTEE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that Johnny A. Rice and Linda W. Rice, whose names as Trustees of **JOHNNY A RICE AND LINDA W. RICE, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE RICE LIVING TRUST DATED JULY 25, 2013 AND ANY AMENDMENTS THERE TO** are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they in their capacity as such Trustees, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 27th day of May, 2016




NOTARY PUBLIC
My Commission Expires: 6/12/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/02/2016 09:43:00 AM
\$230.00 DEBBIE
20160602000188730

