

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00) and other valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William H. Rice and wife, Hertha Rice

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John Thomas Boykin, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Westmost corner of Lot 8, according to the Map of Rice Acres, as recorded in Map Book 3, page 117, Judge of Probate Office, Shelby County, Alabama, being also a point on the SE right of way boundary of The Missouri Road; thence run Northeasterly along said SE right of way boundary, being also NW boundary of said Lot 8, a distance of 43.03 feet; turn left an angle of 62 deg. 35' a distance of 22.35 feet to a point on the NW right of way boundary of said Missouri Road; turn right an angle of 56 deg. 32' a distance of 289.73 feet to a point on the NW right of way boundary of The Missouri Road; turn left an angle of 09 deg. 11' along said NW right of way boundary a distance of 140.0 feet to the point of beginning; from said point of beginning turn left an angle of 05 deg. 02' and continue along said NW right of way boundary a distance of 166.07 feet to its intersection with the SE right of way boundary of Camp Road; turn left an angle of 134 deg. 10' along said SE right of way boundary a distance of 90.5 feet; turn left an angle of 05 deg. 46' and continue along said SE right of way boundary a distance of 76.5 feet; turn left an angle of 101 deg. 30' 18" a distance of 128.28 feet, more or less, to the point of beginning. Said property being in the NW $\frac{1}{4}$, Section 18, Township 24 North, Range 16 East, Shelby County, Alabama.

19761004000094580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/04/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 OCT -4 AM 11:42
David J. Hester
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 24th day of September, 1976

(Seal)

William H. Rice

(Seal)

(Seal)

Hertha Rice

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned

hereby certify that William H. Rice and wife, Hertha 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 official seal this 24th day of September, A. D., 1976

Notary Public.