

This instrument was prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

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Pelham, Alabama 35124**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for



SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of -----TWO THOUSAND AND NO/100 (\$2,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ROBERT D. RICE and wife, ELIZABETH Y. RICE,

(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES J. TAYLOR, III, and wife, BRENDA B. TAYLOR,

(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 7, according to Robert Pledger's Resurvey of a part of Blocks 262, 263 and 265, according to Dunstan's Map of the Town of Calera, Shelby County, Alabama, as recorded in Map Book 4, Page 1, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Jackson Company dated January 21, 1983, recorded in Mortgage Book 426, Page 783, in the original amount of \$33,000.00, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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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 contingent remainder and right of reversion.

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 hand(s) and seal(s), this 28th day of June, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1984 JUL 10 AM 8:38

(Seal)

(Seal)

(Seal)

Robert D. Rice

(Seal)

Elizabeth Y. Rice

(Seal)

(Seal)

Thomas A. Spitzer, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert D. Rice and wife, Elizabeth Y. 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 28th day of June, 1984