

This instrument was prepared by

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**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 889  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND EIGHT HUNDRED AND NO/100TH (\$7,800.00) DOLLARS

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

JAMES M. RICE AND WIFE, KARYL J. RICE

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

KERRY G. JENKINS AND WIFE, CAROL M. JENKINS

(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:

PARCEL "B": A parcel of land located in Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 22; thence in a Northerly direction, along the West line of said Section 22, a distance of 820.35 feet to the Point of Beginning; thence continue along last described course a distance of 159.46 feet; thence 91 degrees 45 minutes right, in an Easterly direction, a distance of 295.77 feet; thence 72 degrees 17 minutes right, in a Southeasterly direction, a distance of 167.33 feet; thence 107 degrees 43 minutes right, in a Westerly direction, a distance of 341.82 feet to the Point of Beginning. Said parcel contains 1.16 acres, more or less, and is subject to a 30 foot easement extending parallel to its Northeast property line. Said description based on a map furnished by M.C.Crow.

Subject to all existing taxes, easements and restrictions of record.

Grantees' Address: P. O. Box 1290, Alabaster, Alabama 35007

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 30th day of April, 1985

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 MAY -3 AM 10:58

James M. Rice (Seal)  
JAMES M. RICE  
Karyl J. Rice (Seal)  
KARYL J. RICE (Seal)

STATE OF ALABAMA

SHELBY COUNTY

JUDGE OF PROBATE

Deed TAX 8.00  
Rec 2.50  
Jud 1.00  
11.50

General Acknowledgment

I, THE UNDERSIGNED

hereby certify that JAMES M. RICE AND WIFE, KARYL J. RICE

whose name S. 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of APRIL, A. D., 1985