

This instrument was prepared by

(Name) William H. Rice, Jr. and
Hertha A. Rice
(Address) 120 Holt Avenue
Birmingham, Alabama 35214

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS

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

William H. Rice, Jr. and wife, Hertha A. Rice

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

William H. Rice, Jr. and wife, Hertha A. Rice

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Begin at the NW corner of the SW 1/4 of NW 1/4, Section 18, Township 24N, Range 16 East for point of beginning; thence run East along the North line of said SW 1/4 of NW 1/4 a distance of 311.98 feet to the centerline of Easement reserved for private road, turn right an angle of 95 deg. 31 min. along said centerline of Easement a distance of 193.75 feet, turn left an angle of 14 deg. 44 min. along said centerline a distance of 19.0 feet; thence run West a distance of 302 feet, more or less, to a point on the West line of said quarter-quarter section which is 213.00 ft. South of the point of beginning; thence run North, along the West line of said quarter-quarter section, a distance of 213.00 ft. to the point of beginning, containing 1 1/2 acres, more or less.

Also, a non-exclusive easement of a uniform width of 15 ft. along each side of the East line of Lot 7 according to map of "Rice Acres, Sector Two" as recorded in the Probate Office of Shelby County, Alabama, Map Book 5, page 87, and along a uniform width of 15 feet east of and parallel with the east line of the above described property, such easement to provide ingress and egress to and from the above described property and Old House Road, which is a public street in said Rice Acres, Sector Two Subdivision.

Subject to a non-exclusive easement of a uniform width of 15 ft. along the West side of the East line of the above described parcel which is conveyed to the grantees herein, said easement to provide ingress and egress to and from other property and said Old House Road.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, 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.

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 4th

day of October, 19 85.

WITNESS:

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

1985 OCT -4 AM 10:16

Thomas A. Jackson, Jr.
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

William H. Rice, Jr.
William H. Rice, Jr.

Hertha A. Rice
Hertha A. Rice

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that William H. Rice, Jr. and wife, Hertha A. 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of October, A. D., 19 85

William H. Rice, Jr.
120 - Holt Ave. Bhm 35214

Barth Jackson
Notary Public.