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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Charles W. Douglas
(Address) 17 Monte Tierra Trail
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty seven thousand four hundred & 00/100ths (\$67,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Emily J. Rice, a widow

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

Charles W. Douglas and wife, Terri L. Green Douglas

(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 17, according to the Survey of Monte Tierra, as recorded in Map Book 5 Page 114, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$ 61,004.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Emily J. Rice is the surviving Grantee of that certain deed as recorded in Deed Book 309 Page 201, the other Grantee, Emery C. Rice, having died on or about the 24th day of December, 1987.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -7 PM 1:00

Thomas A. Swann, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 6.50
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 10.00
TOTAL 20.00

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 17th day of November, 1988

WITNESS

(Seal)

(Seal)

(Seal)

Emily J. Rice
Emily J. Rice (Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ ~~ALABAMA~~ ALABAMA

LEE

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emily J. Rice, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance who executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November A.D., 1988

MY COMMISSION EXPIRES JUNE 10, 1991

Commission Expires

Notary Public