

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

Send Tax Notice To: David C. Rice

name
5321 Turquoise Circle
address

Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of ONE HUNDRED FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS

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

O. MARTIN COUCH, JR., and wife, ANNE THOMPSON COUCH
(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID C. RICE, and wife, LAURA B. 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:

Lot 4-A, according to a Resurvey of Lot 4, Block 3, Broken Bow, said Resurvey recorded in Map Book 9, page 93, in the Probate Office of Shelby County, Alabama.

\$ 100,582.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.

BOOK 312 PAGE 793

1. Deed Tax	\$ 5.50
2. Title Insurance	0
3. Transfer Tax	2.50
4. Recording Fee	3.00
5. Notary Fee	0
6. Certified Fee	1.00
Total	\$ 12.00

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 29th day of September, 1990

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
90 OCT -3 AM 8:48 (Seal)
Judge of Probate (Seal)

O. Martin Couch, Jr. (Seal)
O. MARTIN COUCH, JR. (Seal)
Anne Thompson Couch (Seal)
ANNE THOMPSON COUCH (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

J. Dan Taylor, a Notary Public in and for said County, in said State, hereby certify that O. MARTIN COUCH, JR., and wife, ANNE THOMPSON COUCH 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.

General Acknowledgment

Given under my hand and official seal this 29th day of September A. D., 1990

J. Dan Taylor Notary Public