

2415  
This instrument was prepared by

(Name) Jones & Waldrop

1009 Montgomery Highway

(Address) Birmingham, Al. 35216

#103/91  
WARRANTY DEED-

Send Tax Notice To: \_\_\_\_\_

name

address

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William T. Rice, an unmarried man and Kay S. Rice, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kay S. rice

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
County, Alabama, to-wit:

See attached Exhibit A for legal description of  
property being conveyed and which is incorporated herein for all purposes.

Subject to: That certain mortgage executed by William T. Rice and Kay S. Rice  
to First Federal Savings and Loan Association and recorded in Real 97, page 436  
and corrected in Real 124, page 709 and transferred last to Southern Federal  
Bank for Savings in Real 238, page 642 in the Probate Office of Shelby County,  
Alabama, which Grantee agrees to assume and pay.

THIS IS A CORRECTIVE DEED EXECUTED TO CORRECT THAT CERTAIN DEED RECORDED  
IN REAL 294, PAGE 579, BY ADDING THE MARITAL STATUS OF THE GRANTORS AND  
BY CORRECTING THE PROPER MORTGAGE BEING ASSUMED BY THE GRANTEE.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 3  
June 91  
day of \_\_\_\_\_, 19\_\_\_\_

(Seal)

(Seal)

(Seal)

William T. Rice (Seal)  
WILLIAM T. RICE

Kay S. Rice (Seal)  
KAY S. RICE

KAY S. RICE (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that William T. Rice and Kay S. Rice, both unmarried persons, whose name & 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 3 day of June, 1991

Notary Public

BOOK 346 PAGE 135

EXHIBIT A

Begin at the Northeast corner of Lot 26 of LaCoosa Estates, as recorded in map Book 5, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Easterly along the South line of North River Drive a distance of 100.0 feet to a point; thence turn an angle of 90 degrees 00 minutes right and run Southerly a distance of 173.00 feet to a point on the North edge of a boat channel; thence turn an angle of 88 degrees 51 minutes right and run Westerly along said North line of said channel a distance of 100.02 feet to a point; thence turn an angle of 91 degrees 09 minutes right and run Northerly a distance of 175.01 feet to the point of beginning. Situated in the Southeast 1/4 of the Northeast 1/4, Section 13, Township 24 North, Range 15 East. Situated in Shelby County, Alabama.

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

91 JUN -5 AM 11:48

*Thomas H. Shivers, Jr.*  
JUDGE OF PROBATE

1	Deed Tax	<i>No tax paid</i>
2		
3		
4		
5		
6		
Total		<i>10.02</i>