

SEND TAX NOTICE TO:

(Name) James Thomas Rice, Jr.
Leigh C. Rice
(Address) 1031 Cahaba Forest Cove
Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

Form TICOR 3400 1-M

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Five Thousand and 00/100 Dollars

to the undersigned grantor, Alan Howard Construction, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James Thomas Rice, Jr. and Leigh C. Rice

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

Lot 134, according to the Survey of Brook Highland, 4th Sector, as recorded in Map Book 13, Page 12 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.
Mineral and mining rights excepted.

\$16,000.00 of the consideration was paid form the proceeds of a mortgage loan closed simultaneously herewith.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

Inst # 1992-20324

09/17/1992-20324
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 25.50

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 grantee herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Alan Howard who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of August 19 92 Alan Howard Construction, Inc.

ATTEST:

Secretary

By Alan Howard President

STATE OF Alabama
COUNTY OF Jefferson

the undersigned
I, hereby certify that Alan Howard

President of Alan Howard Construction, Inc.

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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Under my hand and official seal, this the

24th

day of August

19 92

[Signature]
Notary Public

Return To:
Ward, P.C.
Corley, Moncton
2100 SouthBridge
Suite 650
Birmingham, AL 35209