

(Name) F. L. Wear  
Gail E. Wear  
2991 Brook Highland Drive  
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney, Attorney at Law  
2700 Hwy 280E, Suite 290E  
(Address) Birmingham, AL 35223

Form TICOR 5200 1-84  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Forty-Three Thousand and 00/100 ----- DOLLARS

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

James Thomas Rice, Jr. and wife, Leigh C. Rice

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

F. L. Wear and Gail E. Wear

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

\$218,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable until October 1, 1994.

Existing covenants and restrictions, easements, building lines and limitations of record.

Inst # 1994-18460

06/08/1994-18460  
02:39 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 33.00

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 1st

day of June, 19 94.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James Thomas Rice, Jr. (Seal)  
James Thomas Rice, Jr.  
Leigh C. Rice (Seal)  
Leigh C. Rice

STATE OF ALABAMA }  
Jefferson COUNTY }

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that James Thomas Rice, Jr. and wife, Leigh C. Rice

whose names 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 1st day of June, A. D., 19 94

[Signature]  
Notary Public.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

1994-18460