

SEND TAX NOTICE TO:

(Name) David N. Trice
20 Meadow Crest Farm Road
(Address) Wilsonville, AL 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P O Box 822
(Address) Columbiana, AL 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIVE THOUSAND and no/100-----(\$105,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES L. BATSON, III, JOHN T. BATSON, and WILLIAM F. BATSON, individually and as Joint Executors of the Estate of ELIZABETH SMITH BATSON, Probate Docket 31-165,

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

WILLIAM N. TRICE and wife, JACKIE L. TRICE,

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

SHELBY

County, Alabama to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.

Subject to taxes for 1995 and subsequent years, easements, restrictions, and rights-of-way of record.

\$87,300.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Elizabeth Smith Batson was the surviving grantee in that certain deed recorded in Deed Book 167, Page 410, the other grantee, James L. Batson, Jr. having died on or about the day of April, 1989.

This property constitutes no part of the homestead of the Grantors.

Inst # 1994-35371

12/01/1994-35371
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.00

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 30th day of November, 1994.

WITNESS:

James L. Batson, III, individually (Seal)

John T. Batson, individually (Seal)

William F. Batson, individually (Seal)

STATE OF ALABAMA

SHELBY COUNTY

James L. Batson, III, Joint Executor (Seal)

John T. Batson, as Joint Executor (Seal)

William F. Batson, as Joint Executor (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James L. Batson, III, John T. Batson and William F. Batson, individually and as joint executors of the Estate of Elizabeth Smith Batson, Probate Docket 31-165, 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 30th day of November, A. D., 1994

Mike T. Atchison
Notary Public.
My Commission Expires: 10/16/96

Inst # 1994-35371

LEGAL DESCRIPTION

From the Southwest corner of the NE 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 1 East, proceed East along the South line of said 1/4-1/4 Section, a distance of 631.75 feet, to the point of beginning; Thence turn a deflection angle of 32 degrees 05 minutes 52 seconds to the right and proceed, a distance of 9.69 feet; Thence turn a deflection angle of 08 degrees 11 minutes 18 seconds to the left and proceed a distance of 100.86 feet; Thence turn a deflection angle of 08 degrees 52 minutes 10 seconds to the left and proceed a distance of 32.25 feet; Thence turn a deflection angle of 03 degrees 01 minutes 14 seconds to the right and proceed a distance of 30.97 feet; Thence turn a deflection angle of 01 degrees 42 minutes 09 seconds to the right and proceed a distance of 36.70 feet; Thence turn a deflection angle of 04 degrees 19 minutes 53 seconds to the right and proceed a distance of 33.09 feet; Thence turn a deflection angle of 13 degrees 57 minutes 53 seconds to the right and proceed a distance of 47.33 feet, to the West right of way line of Shelby County Highway No. 61; Thence turn a deflection angle of 128 degrees 55 minutes 38 seconds to the left and proceed along said right of way, a distance of 88.15 feet, to the P.C. of a right of way curve; Thence continue along said right of way curve, whose Delta angle is 28 degrees 26 minutes 46 seconds to the left, Radius is 1469.42 feet, Tangent distance is 372.45 feet, length of Arc is 729.54 feet, to the P.T. of said curve; Thence turn a deflection angle of 117 degrees 48 minutes 49 seconds to the left, from tangent of said curve and proceed a distance of 398.76 feet; Thence turn a deflection angle of 02 degrees 38 minutes 42 seconds to the left and proceed a distance 181.55 feet; Thence turn a deflection angle of 81 degrees 58 minutes 49 seconds to the left and proceed a distance of 124.26 feet; Thence turn a deflection angle of 01 degrees 07 minutes 53 seconds to the right and proceed a distance of 50.31 feet; Thence turn a deflection angle of 04 degrees 34 minutes 52 seconds to the left and proceed a distance of 78.80 feet; Thence turn a deflection angle of 02 degrees 41 minutes 58 seconds to the left and proceed a distance of 38.92 feet to the point of beginning. Situated in the East 1/2 of the NE 1/4 of Section 36, Township 20 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

Inst # 1994-35371

12/01/1994-35371
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.00