

Send Tax Notice To:

Johnny A. Rice
4111 Eagle Crest Drive
Birmingham, Alabama 35242
PID#

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Two Hundred Eighteen Thousand Nine Hundred and 00/100'S * (\$218,900.00)**
to the undersigned Grantor(s) , in hand paid by the Grantee(s)
herein, the receipt whereof is acknowledged, I or we,

James L. Gravlee, II, a married person
(hereinafter referred to as Grantor, (whether one or more),
does/do hereby grant, bargain, sell and convey unto

Johnny A. Rice and Linda W. Rice
(herein referred to as Grantees), for and during their joint
lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder
and right of reversion, the following described real estate,
situated in **Shelby County, Alabama**, to-wit:

**Lot 418, according to the Survey of Eagle Point, Fourth Sector, as
recorded in Map Book 17, Page 116, in the Office of the Judge of
Probate of Shelby County, Alabama.**

\$ 175100 of the above recited consideration was paid
from the proceeds of a mortgage loan of even date
executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1995 and
subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines,
easements and rights of way of record.

Subject to Mineral and Mining rights of record and all
rights and privileges incident thereto.

The property being conveyed herein does not constitute
the homestead of the Grantor or the Grantor's spouse.

TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during
their joint lives and upon the death of either of them, then to
the survivor of them in fee simple, and to the heirs and assigns
of such survivor 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 in and to the property
described hereinabove 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 said Grantor does for himself/herself, his/her heirs,
executors and assigns, covenant with said Grantee, his, her or
their heirs and assigns, that he/she/they is/are lawfully seized
in fee simple of said premises, that he/she/they is/are free
from all encumbrances, that he/she/they has/have a good right to
sell and convey the same as aforesaid, and that he/she/they
will, and his/her/their heirs, executors and assigns shall,
warrant and defend the same to the said Grantee, his, her or
their heirs, executors and assigns forever, against the lawful
claims of all persons.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 55.00

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IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 29th day of March, 1995.


James L. Gravlee, II

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James L. Gravlee, II, a married person** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of March, 1995.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/98

(AFFIX SEAL)

OUR FILE NO.: 95022RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35242-4818

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