

SEND TAX NOTICE TO:

(Name) John E. Rice

(Address) 265 Paradise Circle
Shelby, Alabama 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 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 Nine Thousand and no/100----- DOLLARS

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

Betty Freeman, a single woman

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

John E. Rice and Ailene Rice

(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 EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN
BY REFERENCE.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights
of way, and permits of record.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00

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, I have hereunto set my hand(s) and seal(s), this July day of 19 96

WITNESS:

(Seal) Betty Freeman (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Betty Freeman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July A.D. 19 96.

Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL MY UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

Parcel A

A parcel belonging to the Dora Hudson Estate, being a part of the SW 1/4 of the NW 1/4 of Section 1, Township 22 South, Range 1 West of the Huntsville Meridian, in Shelby County, Alabama, and being more particularly described as follows:

Commencing at a 1 1/2 inch iron pipe found, at the Northwest corner of Section 1; thence South 00 deg. 19 min. 00 sec. East, along the West line of Section 1, a distance of 1322.72 feet, to a 1/2 inch rebar, set with a cap, stamped "S. Wheeler RPLS 16165", at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 1 and the point of beginning; thence South 00 deg. 19 min. 00 sec. East, along said Section line a distance of 529.60 feet to a 1/2 inch rebar, set with cap stamped "S. Wheeler RPLS 16165", on the Northeast right of way of County Road 37; thence South 14 deg. 40 min. 31 sec. East, along said right of way, a distance of 810.73 feet to a 1/2 inch rebar, set with cap stamped "S. Wheeler RPLS 16165", on the South line of the Southwest 1/4 of the Northwest 1/4 of Section 1; thence North 87 deg. 29 min. 07 sec. East along the South line of said 1/4 Section a distance of 1123.32 feet to a 1/2 inch rebar, set with cap stamped "S. Wheeler RPLS 16165", at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 1; thence North 00 deg. 10 min. 43 sec. West, along the East line of said 1/4 Section a distance of 500.80 feet to a 1/2 inch rebar, set with cap stamped "S. Wheeler RPLS 16165"; thence South 89 deg. 49 min. 17 sec. West, a distance of 204.00 feet to a 1/2 inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 00 deg. 10 min. 43 sec. West a distance of 216.00 feet to a 1/2 inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 89 deg. 49 min. 17 sec. East, a distance of 204.00 feet to a 1/2 inch rebar set with a cap stamped "S. Wheeler RPLS 16165" on the East line of said 1/4 Section; thence North 00 deg. 10 min. 43 sec. West, along the East line of said 1/4 Section, a distance of 605.99 feet to a 1/2 inch rebar, set with a cap stamped "S. Wheeler RPLS 16165", on the Northeast corner of said 1/4 Section; thence South 87 deg. 29 min. 15 sec. West along the North line of said 1/4 Section, a distance of 1327.60 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel B

A parcel belonging to the Dora Hudson Estate, being a part of the SW 1/4 of the NW 1/4 of Section 1, Township 22 South, Range 1 West of the Huntsville Meridian, in Shelby County, Alabama, and being more particularly described as follows:

Commencing at a 1 1/2 inch iron pipe found, at the Northwest corner of Section 1; thence South 00 deg. 19 min. 00 sec. East along the West line of Section 1, a distance of 2174.91 feet to a 1/2 inch rebar, set with a cap, stamped "S. Wheeler RPLS 16165" on the Southwest right of way of County Highway 37 and the point of beginning; thence South 00 deg. 19 min. 00 sec. East, along said Section line a distance of 470.63 feet to a 1/2 inch rebar, set with cap stamped "S. Wheeler RPLS 16165", on the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 1; thence North 87 deg. 29 min. 07 sec. East along the South line of said 1/4 Section line a distance of 119.37 feet, to a 1/2 inch rebar, set with a cap stamped "S. Wheeler RPLS 16165", on the Southwest right of way line of County Highway 37; thence North 14 deg. 40 min. 31 sec. West along said right of way line a distance of 474.97 feet to the point of beginning; being situated in Shelby County, Alabama.

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