

SEND TAX NOTICE TO:

(Name) Robert W. Rice

(Address) 113 Holt Ave B-Ham
35214

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/92

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 SEVENTEEN THOUSAND FOUR HUNDRED SIXTY FOUR AND 50/100----- DOLLARS

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

Eddie Lee Bennett, a single man; Gussie Mae Rhinehart, a single woman; and
Walter Rhinehart, a single man,
(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert W. Rice and wife, Janice Rice,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, to-wit:

Shelby

County, Alabama to-wit:

12/09/1996-40554
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 27.00

PARCEL A:

A parcel of land in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 2, Township 22 South, Range 1 West, being the same land described in a deed to Ella Mae Rhinehart, recorded in Deed Book 163, at Page 526 of the Real Property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Beginning at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165" at the South quarter corner of said Section 2; thence North 88 degrees 35 minutes 20 seconds East along the South line of said section a distance of 620.00 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 00 degrees 21 minutes 56 seconds West a distance of 210.00 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence 88 degrees 35 minutes 20 seconds West a distance of 630.00 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 00 degrees 21 minutes 56 seconds West a distance of 451.67 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 88 degrees 35 minutes 46 seconds West a distance of 1333.26 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 00 degrees 23 minutes 25 seconds East a distance of 661.83 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 88 degrees 35 minutes 20 seconds East a distance of 1332.98 feet to the point of beginning.

According to the survey of Sid Wheeler, Registered Land Surveyor No. 16165, dated November 11, 1996.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

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 6th

day of December, 1996

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority

hereby certify that Eddie Lee Bennett; Gussie Mae Rhinehart and, Walter Rhinehart,

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 6th day of December, A.D., 1996

My Commission Expires: 10/16/2000

Notary Public

Inst • 1996-40554