

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Kenneth M. Arden

(Address) 3513 Chickering Circle  
Birmingham, Ala 35242

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

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

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY THOUSAND AND NO/100-----(\$50,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JOHN E. RICE and wife, AILENE RICE,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

KENNETH M. ARDEN, a married man,

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

Launching rights to the launch of John E. Rice and wife, Ailene Rice.

\$30,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1997-07292

03/10/1997-07292  
10:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCO 31.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 7th day of March, 19 97

(Seal)

(Seal)

(Seal)

John E. Rice

Ailene Rice

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John E. Rice and wife, Ailene 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 7th day of March, A. D. 19 97

My Commission Expires: 10/16/2000

Notary Public.

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EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land in the southwest quarter of the northwest quarter of Section 18, Township 24 North, Range 16 East, being a part of the same land described in a description to John and Ailene Rice, recorded in Deed Book 272, at Page 491 of the real property records of Shelby County, Alabama, being more particularly described as follows: Commencing at the northwest corner of the southwest quarter of the northwest quarter of Section 18, Township 24 North, Range 16 East; Thence S 89°51'51" W, a distance of 311.98 feet, to the center of Paradise Circle; Thence along the centerline of Paradise Circle the following bearings and distances; S 5°22'51" W, a distance of 193.75 feet, S 9°21'09" E, a distance of 156.17 feet, S 28°16'09" E, a distance of 194.68 feet; Thence along the centerline of a private easement as described, on the Map of Rice Acres, Sector II, as described in Map Book 5, at Page 68, the following bearings and distances; S 15°07'09" E, a distance of 160.16 feet, S 34°16'09" E, a distance of 59.06 feet, S 8°48'09" E, a distance of 158.75 feet; Thence along an existing paved road, the following courses, S 1°57'45" E, a distance of 40.40 feet, S 8°57'22" E, a distance of 77.22 feet, S 2°10'46" E, a distance of 42.94 feet; S 4°26'39" E, a distance of 60.13 feet, S 4°29'58" E, a distance of 65.22 feet, S 6°12'50" E, a distance of 155.64 feet, a curve to the left, having a radius of 50.00 feet, an arc length of 25.93, S 35°55'34" E, a distance of 10.62 feet to the **Point of Beginning**; Thence, continuing along said paved road, S 35°55'34" E, a distance of 72.01 feet; Thence along a curve to the left in said road, having a radius of 30.90', an arc length of 18.58 feet; Thence along said road, S 70°23'20" E, a distance of 50.73 feet; Thence S 5°54'18" E, a distance of 79.51 feet to elevation 397.00', on the shore of Lay Lake; Thence along said elevation and shore the following bearings and distances; N 73°52'14" E, a distance of 16.98 feet, S 77°43'41" E, a distance of 43.02 feet, S 63°38'21" E, a distance of 16.63 feet, S 42°01'33" E, a distance of 9.04 feet, S 10°49'19" E, a distance of 16.76 feet, S 78°29'55" E, a distance of 17.23 feet, N 51°52'13" E, a distance of 8.84 feet, N 14°33'06" E, a distance of 44.26 feet, N 9°18'31" E, a distance of 62.95 feet, N 9°01'47" E, a distance of 20.65 feet, N 3°54'04" E, a distance of 25.53 feet, N 1°17'52" W, a distance of 25.56 feet, N 24°18'25" W, a distance of 17.72 feet, N 36°41'29" W, a distance of 33.94 feet; Thence S 84°23'24" W, a distance of 218.35 feet to the Point of Beginning.

**EASEMENT DESCRIPTION**

Commencing at the northwest corner of the southwest quarter of the northwest quarter of Section 18, Township 24 North, Range 16 East; Thence S 89°51'51" W, a distance of 311.98 feet, to the center of Paradise Circle; Thence along the centerline of Paradise Circle the following bearings and distances; S 5°22'51" W, a distance of 193.75 feet, S 9°21'09" E, a distance of 156.17 feet, S 28°16'09" E, a distance of 194.68 feet, to the **Point of Beginning**; Thence along the centerline of a 30' private easement as described, on the Map of Rice Acres, Sector II, as described in Map Book 5, at Page 68, the following bearings and distances; S 15°07'09" E, a distance of 160.16 feet, S 34°16'09" E, a distance of 59.06 feet, S 8°48'09" E, a distance of 158.75 feet; Thence beginning a 20' wide easement, along an existing paved road, the centerline described by the following courses, S 1°57'45" E, a distance of 40.40 feet, S 8°57'22" E, a distance of 77.22 feet, S 2°10'46" E, a distance of 42.94 feet; S 4°26'39" E, a distance of 60.13 feet, S 4°29'58" E, a distance of 65.22 feet, S 6°12'50" E, a distance of 155.64 feet, a curve to the left, having a radius of 50.00 feet, an arc length of 25.93, S 35°55'34" E, a distance of 10.62 feet, to the Point of Beginning of the above described parcel.

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