

(Name) Michael L. Moats

(Address) 180 Nighthawks Hill Rd
Indian Springs, AL 35124

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

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

Form 11-5 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 FIFTY THOUSAND AND NO/100----- DOLLAR

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

JOHN E. RICE and wife, AILENE RICE,

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

MICHAEL L. MOATS and wife, CAROL MOATS,

(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.

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

\$10,000.00 of the above recited purchase price is being paid from a mortgage that is second and subordinate to Union State Bank being recorded simultaneously herewith.

Inst • 1997-15590

05/19/1997-15590
02:35 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOUG NICHOLSON

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 and seal, this

16th

day of May

, 19 97

WITNESS:

(Seal)

John E. Rice

(Seal)

(Seal)

(Seal)

(Seal)

Ailene Rice

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority

hereby certify that John E. Rice and wife, Ailene Rice

whose name s 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

16th

day of

May

A. D. 19 97

My Commission Expires: 10/16/2000

Notary Public

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EXHIBIT "A"
LEGAL DESCRIPTION LOT 8

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 N 89°51'51" E, 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,

Thence along a curve to the right, having a radius of 44.87 feet, an arc length of 70.48 feet to the **Point of Beginning**;

Thence, continuing along said road, along a curve to the right, having a radius of 133.42 feet, an arc length of 76.42 feet;

Thence S 24°15'06" W, a distance of 136.56 feet to elevation 397.00', on the shore of Lay Lake;

Thence along said elevation and shore the following bearings and distances;

S 46°23'59" E, a distance of 17.83 feet,

S 58°31'43" E, a distance of 50.44 feet,

S 44°00'35" E, a distance of 37.33 feet,

S 39°02'04" E, a distance of 7.68 feet;

Thence N 13°25'19" E, a distance of 187.74 feet to the Point of Beginning. The Herein described Parcel of land.

SEE ATTACHED FOR CONTINUATION OF LEGAL DESCRIPTION

CONTINUATION OF LEGAL DESCRIPTION

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,

Thence along a curve to the right, having a radius of 44.87 feet, an arc length of 70.48 to the Point of Beginning.

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