

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven thousand five hundred and no/100---- (\$7,500.00) DOLLARS

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

Johnnie Abbott, an unmarried woman and Nancy Payne, an unmarried woman
herein referred to as grantors) do grant, bargain, sell and convey unto

John E. Rice and wife, Ailene G. 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:

A part of land in the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West for the point of beginning; thence run North on the Section line for 469.89 feet; thence right 85 deg. 31 min. 20 sec. for 317.53 feet to the Westerly right of way line for Egg and Butter Road; thence right 84 deg. 51 min. 58 sec. and along said right of way for 479.54 feet; thence right 96 deg. 27 min. 21 sec. for 397.23 feet to the point of beginning; being situated in Shelby County, Alabama.

12/30/1997-42263
03:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 23rd
day of December, 1997.

WITNESS:

(Seal)

(Seal)

(Seal)

Johnnie Abbott (Seal)
Johnnie Abbott
Nancy Payne (Seal)
Nancy J Payne (Seal)

STATE OF ALABAMA Shelby
Shelby COUNTY

General Acknowledgment

I, Gerry Wendrovich, a Notary Public in and for said County, in said State,
hereby certify that Johnnie Abbott & Nancy Payne
whose names they signed to the foregoing conveyance, and who they 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 23 day of December, A. D., 1997

Form 31-A

Sent to:
Vicki Smith
Conwill & Justice
P.O. Box 557
Columbiana, AL 35051

GERRY WENDROVICH
Notary Public, State of New York
No. 24-4840953
Qualified in Kings County
Commission Expires 12-31-99

Notary Public

Inst # 1997-42263