

SEND TAX NOTICE TO:
Geoffrey Granade Rice
(Name) Kathryn Loard Rice
4610 Burning Tree Lane
(Address) Pelham, AL 35124

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 115 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand and no/100----- DOLLARS

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

Loren Brent Cole and wife, Cynthia Jan Cole
(herein referred to as grantors) do grant, bargain, sell and convey unto

Geoffrey Granade Rice and Kathryn Loard 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 Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 114,300.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Cynthia Jan Cole is one and the same person as Cynthia Jean Cole.

04/10/1998-12990
01:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 12.00

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, we have hereunto set our hand(s) and seal(s), this 23rd day of March, 19 98.

WITNESS:

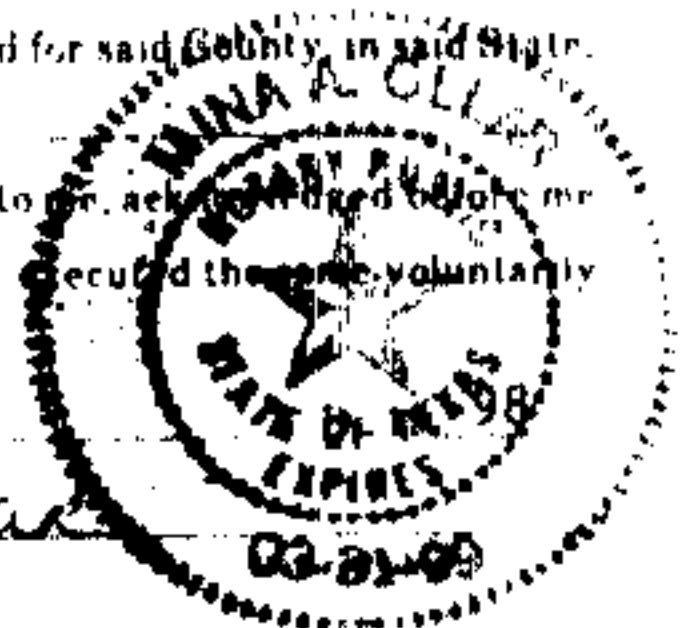
(Seal) Loren Brent Cole (Seal)
(Seal) Cynthia Jan Cole (Seal)

STATE OF TEXAS }
DALLAS COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Loren Brent Cole and wife, Cynthia Jan Cole whose name 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 23rd day of March

[Signature]



Inst # 1998-12990

EXHIBIT "A"

Lot 27, Block 2, according to the Survey of Wooddale, Third Sector, as recorded in Map Book 5 page 133 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

ALSO, a part of the NW 1/4 of the SE 1/4 of Section 36, Township 19 South, Range 3 West, more particularly described as follows:
Begin at the NE corner of Lot 21, Block 2, according to the Survey of Wooddale, 3rd Sector, as recorded in Map Book 5 page 133 in the Probate Office of Shelby County, Alabama; thence in a Southeasterly direction along the East boundary of said Lot 21 for a distance of 95.50 feet; thence 106 deg. 01 min. 23 sec. left in a Northeasterly direction for a distance of 65 feet; thence 112 deg. 49 min. 45 sec. left in a Northwesterly direction a distance of 99.59 feet to the point of beginning; being situated in Shelby County, Alabama.

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