

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Vincent A. Wydemon and Cheryl Lee Wydemon
1470 Old Highway 25 West
Columbiana, Alabama 35151

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Seventy five thousand and no/100 (\$75,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Susan L. Rice f/k/a Susan Wright and Mathew B. Rice, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Vincent A. Wydemon and Cheryl Lee Wydemon** (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"

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$73,00.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of April, 2001.

Witness

Susan L. Rice (Seal)
Susan L. Rice f/k/a Susan Wright

Witness

Mathew B. Rice (Seal)
Mathew B. Rice

STATE OF ALABAMA
COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Susan L. Rice f/k/a Susan Wright and Mathew B. Rice, wife and husband**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of April, 2001.

Notary Public
My Commission Expires: 02-25-05

07/06/2001-27953
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJH 16.00

Inst # 2001-27953

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, and run thence Westerly along the North line of said Section a distance of 1,277.12 feet to a point; thence turn 83 degrees 22 minutes 06 seconds left and run Southerly a distance of 650.88 feet to the point of beginning of the property being described; thence continue along last described course a distance of 126.38 feet to a point; thence turn 13 degrees 54 minutes 56 seconds right and run Southerly a distance of 107.36 feet to a point on the old right of way line of Old State Highway No. 25; thence turn 98 degrees 31 minutes 37 seconds left and run Easterly along said old right of way line of said highway 25 a distance of 196.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Northerly a distance of 232.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Westerly a distance of 191.95 feet to the point of beginning. Situated in Shelby County, Alabama.

Inst # 2001-27953

07/06/2001-27953
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 16.00

M.B.R.
SLR