

STATE OF ALABAMA)  
JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$137100.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **HAROLD D. RICE and spouse, CHARLOTTE A. RICE** (GRANTORS) do grant, bargain, sell and convey unto **JOSEPH ZEGARELLI and BRENDA ZEGARELLI** (GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:


LOTS 4 and 5, ACCORDING TO THE SURVEY OF FOWLER LAKE ESTATES, A S RECORDED IN MAP BOOK 3, PAGE 148 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; TOGETHER WITH AN UNDIVIDED ONE-THIRTY-FIRST (1/31) INTEREST AS TO EACH LOT RESPECTIVELY IN AND TO FOPWLER LAKES and DAMS, TOGETHER WITH ALL RIGHTS AND RIPARIAN RIGHTS THERETO.

Subject to:

1. Advalorem Taxes due October 1, 2004.
2. Minerals and mining rights not owned by Grantor.
3. Easements and building line shown on Record Map.
4. Any part of the property in the LAKE, and riparian rights in and to the LAKE.
5. Restrictions in Real 320, Page 52.
6. Terms and Conditions set forth in Fowler Lake Homeowners Association in INST# 1998-33073.

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, the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTORS do for themselves, their heirs, successors, assigns, and personal representatives covenant with said GRANTEES, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 18 day of FEBRUARY, 2004.

  
\_\_\_\_\_  
HAROLD D. RICE SEAL

  
\_\_\_\_\_  
CHARLOTTE A. RICE SEAL

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that HAROLD D. RICE and spouse, CHARLOTTE A. 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 18 day of FEBRUARY, 2004.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 638  
BIRMINGHAM, AL 35209  
205 879 3400

SEND TAX NOTICE TO:  
JOSEPH ZEGARELLI  
BRENDA ZEGARELLI  
5 BONITA  
BIRMINGHAM, AL 35209