

John R. Holliman
2491 Pelham Parkway
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales price:\$170,000.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Tommy Horton and Ruth Horton, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto James L. Rhodes, Jr. and Nina A. Rhodes, husband and wife, (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Exhibit "A"

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:

James L. Rhodes, Jr.

678 Camp B. Ranch C.2
Alabaster, Alabama 35007

\$170,000.00 was paid from a first mortgage recorded herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of

such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 22 day of March, 2004.

Tommy Horton
Tommy Horton

Ruth Horton
Ruth Horton

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Tommy Horton and Ruth Horton, husband and wife, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of March, 2004.

Notary Public

My Commission Expires:

08 29 06

Exhibit A

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 21 South, Range 2 West and run in a Northerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ line as established by Jimmy A. Gay Survey of November 30, 1967, for 211.4 feet to an existing iron pin; thence 56°26'02" left in a Northeasterly direction along the Easterly right of way line of Camp Branch Circle for 25.57 feet to the point of beginning; thence 58°48'22" right in a Westerly direction for 440 feet to an existing iron pin; thence 93°05'33" to the left in a Northerly direction for 199.92 feet to an existing iron pin; thence 76°20'23" left in a Westerly direction for 281.87 feet to a point on the Easterly right of way line of Camp Branch Circle; thence 78°37'40" left in a Southwesterly direction for 50.0 feet to an existing iron pin; thence 8°38'36" right in a Southwesterly direction along said Easterly right of way line of Camp Branch Circle for 239.20 feet to the point of beginning. The above property being the same as described in Deed Volume 531, Page 798; Deed Volume 305 Page 661, in the Office of the Judge of Probate of Shelby County, Alabama.

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