



20050520000244760 1/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
05/20/2005 08:14:46AM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

Kellie Avery-Tubb  
2516 11th Avenue North  
Birmingham, AL 35234

**SEND TAX NOTICE TO:**

Keith and Jennifer Martin  
2241 Highway 70  
Columbiana, AL 35051

**WARRANTY DEED-JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

**State of Alabama)**

**Shelby County ) KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, John E. Rice and wife, Ailene G. Rice, (herein referred to as grantors) do hereby grant, bargain, sell and convey unto Darryl Keith Martin and wife, Jennifer Martin, (herein referred to as grantees), 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 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 degrees 31 minutes 20 seconds for 317.53 feet to the Westerly right of way line for Egg and Butter Road; thence right 84 degrees 51 minutes 58 seconds and along said right of way for 479.54 feet; thence right 96 degrees 27 minutes 21 seconds for 397.23 feet to the point of beginning; being situated in Shelby County, Alabama.*

*Subject to current taxes, existing easements, restrictions, and limitations, if any, of record.*

*This deed is prepared without benefit of title examination.*

TO HAVE AND TO HOLD unto the said grantees 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said

Value  
\$7500



Warranty Deed - Jt. w/ Right of Survivorship  
Rice to Martin  
Page 2

grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claim of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20 day of

May, 2005.  
Sheila R. Finley  
Witness

John E. Rice  
John E. Rice

Sheila R. Finley  
Witness

Ailene G. Rice  
Ailene G. Rice

STATE OF ALABAMA)  
SHELBY COUNTY )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Rice and wife, Ailene G. Rice, whose names are signed to the foregoing 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.

SHEILA R. FINLEY  
Notary Public - State of Alabama  
My Commission Expires 9-11-2008

Sheila R. Finley  
Notary Public