

## INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by Mitchell A. Spears

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Send Tax Notice to:

(Name) <u>Larry E. Rice</u>

(Address) <u>100 Moss Drive</u>

Calera, AL 35040

\*\*\*MINIMUM VALUE: \$5,000.00\*\*\*

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LARRY E. RICE and RONNIE L. RICE, as Co-Personal Representatives of the ESTATE OF HAZEL RICE, deceased; and LARRY E. RICE (individually), a married man, and RONNIE L. RICE (individually), a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

## LARRY E. RICE and RONNIE L. RICE

(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, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Commence at the NW corner of SE ¼ of NW ¼, Section 2, Township 24, Range 12 East, and run thence Southerly along the West boundary of said Quarter Quarter section 210 feet for point of beginning of the lot herein described and conveyed; thence Easterly and parallel with the North boundary of said Quarter Quarter Section 200 feet to the West margin of a driveway extending Northerly from Alabama State Highway #25; thence Southerly along the West boundary of said driveway 210 feet; thence Westerly and parallel with the North boundary of said Quarter Quarter Section 200 feet; to the West boundary of said Quarter Quarter Section; thence Northerly along the West boundary of said Quarter Quarter section 210 feet to point of beginning.

THIS DEED IS EXECUTED PURSUANT TO THE ADMINISTRATION OF DECEDENT'S ESTATE PENDING IN THE PROBATE COURT, SHELBY COUNTY, ALABAMA, UNDER THE LAST WILL AND TESTAMENT OF HAZEL RICE, BY THE ABOVE REFERENCED COPERSONAL REPRESENTATIVES OF THE ESTATE OF HAZEL RICE (A/K/A HAZEL MAVINE RICE), CASE NUMBER: PR-2005-000226 AND BY HER TWO DISTRIBUTEES UNDER SAID WILL.

WILLIAM EDWARD RICE, THE OTHER GRANTEE APPEARING UPON THE SOURCE OF TITLE OF THE ABOVE REFERENCED PROPERTY (DEED BOOK 202, PAGE 124, AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA) DIED ON OR ABOUT THE 29<sup>TH</sup> DAY OF DECEMBER, 2004.

THE REAL PROPERTY HEREINABOVE CONVEYED BY THE INDIVIDUAL GRANTORS DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTORS, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to 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 for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR. Larry E. Rice and Ronnie L. Rice, as Co-Personal Representatives of the Estate of Hazel Rice, who are authorized to execute this conveyance, hereto set their signatures as seals, this the 23th day of North 12th 2005.  ESTATE OF HAZEL RICE, deceased  Larry E. Rice  By: Larry E. Rice  By: Ronnie L. Rice  Rice on Personal Representative  By: Ronnie L. Rice  Rice on Personal Representative  STATE OF ALABAMA  COUNTY OF SHELBY  1. the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY E Rice and Ronnie L. Rice whose names as Co-Personal Representatives of the Estate of Hazel Rice, deceased, 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, as such Co-Personal Representatives and with full authority, executed the same voluntarily on the day the same bears date.  Given under my hand and official seal this 3 day of Active Market Rice Rice Rice Rice Rice Rice Rice Rice			
STATE OF ALABAMA COUNTY OF SHELBY  It is co-Personal Representative  By: Ramy E. Rice  Rice Its: Co-Personal Representative  Rice Its: Co-Personal Representative  It the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY E RICE and RONNIE L. 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 the conveyance, they, as such Co-Personal Representatives and with full authority, executed the same voluntarily on the day the same bears date.  Given under my hand and official seal this  STATE OF ALABAMA COUNTY OF SHELBY  The undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY E Rice  Rounce L. Rice  State of Alabama State of Alabama COUNTY OF SHELBY  The undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY E RICE and RONNIE L. 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 the conveyance, they executed the same voluntarily on the day the same bears date.  STATE OF ALABAMA COUNTY OF SHELBY  The undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY E RICE and RONNIE L. 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 the conveyance, they executed the same voluntarily on the day the same bears date.  STATE OF ALABAMA COUNTY OF SHELBY  The undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY E RICE and RONNIE L. 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 the conveyance, they executed the same voluntarily on the day the same bears date.  S	Representatives of the Estate of Haze	el Rice, who are authorized to	
By: Larry E. Rice  Its: Co-Personal Representative  By: Ronnie L. Rice  Its: Co-Personal Representative  By: Ronnie L. Rice  Its: Co-Personal Representative  By: Ronnie L. Rice  Its: Co-Personal Representative  STATE OF ALABAMA  COUNTY OF SHELBY  I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY E  RICE and RONNIE L. RICE, whose names as Co-Personal Representatives of the Estate of Hazel Rice, deceased, are signed to the foregoing conveyance, they, as such Co-Personal Representatives and with full authority, executed the same voluntarily on the day the same bears date  Given under my hand and official seal this Academy of Academy Public My commission expires:  STATE OF ALABAMA  COUNTY OF SHELBY  Larry E. Rice  Ronnie L. Rice  State of Alabama  COUNTY OF SHELBY  Academy  State of Alabama  COUNTY OF SHELBY  Let C. 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 the conveyance, they executed the same voluntarily on the day the same bears date.  Given under my hand and official seal this 32 day of 1000 Medical Seal this 30 Medical Seal this 32 day of 1000 Medical Seal this 30			ESTATE OF HAZEL RICE, deceased
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Ronnie L. Rice  State of Alabama  COUNTY OF SHELBY  I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY E  RICE and RONNIE L. 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 the conveyance, they executed the same voluntarily on the day the same bears date.  Given under my hand and official seal this day of d	RICE and RONNIE L. RICE, who are signed to the foregoing conveyan informed of the contents of the conve the same voluntarily on the day the same	se names as Co-Personal Rece, and who are known to me eyance, they, as such Co-Personal Received ame bears date.	e, acknowledged before me on this day, that being sonal Representatives and with full authority, executed Notary Public
Ronnie L. Rice  Shelby County, AL 11/28/2005 STATE OF ALABAMA  COUNTY OF SHELBY  I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY E  RICE and RONNIE L. 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 the conveyance, they executed the same voluntarily on the day the same bears date.  Given under my hand and official seal this day of			$\mathcal{A}$
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RICE and RONNIE L. 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 the conveyance, they executed the same voluntarily on the day the same bears date.  Given under my hand and official seal this day of horizon, 2005.			State of Alabama
My commission expires: $\frac{5}{17}$	RICE and RONNIE L. RICE, whose acknowledged before me on this day,	se names are signed to the for that being informed of the c	regoing conveyance, and who are known to me, ontents of the conveyance, they executed the same    Wenner, 2005.   Notary Public   Amount   Amount