20060801000368090 1/3 \$18.00 Shelby Cnty Judge of Probate, AL 08/01/2006 08:39:09AM FILED/CERT

SEND TAX NOTICE TO:
Ronald Evans, Jr.
171 Holloway Hill Drive
Montevallo, AL 35115

THIS INSTRUMENT PREPARED BY:
Tompkins & Somma LLC
3009 Firefighter Lane
Birmingham, Alabama 35209

STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, I/we, Larry E. Rice, a married man, and Ronnie L. Rice, a married (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Ronald Evans, Jr. (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.

Subject To:

- 1. Those taxes and special assessments for the year 2006, and subsequent years, which are not yet due and payable.
- 2. Restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record.
- 3. Coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

All of the consideration recited above was paid from the proceeds of a mortgage loan(s) executed simultaneously herewith.

The subject property is not the homestead of the Grantor or their spouses.

TO HAVE AND TO HOLD unto the said Grantee, his, her or their heirs and assigns forever. 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/we am/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 assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto caused this instrument to be executed this 25<sup>th</sup> day of July, 2006.

Larry E. Rice

Ronnie L. Rice

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES: Apr 24, 2010 BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA	)		
COUNTY OF SHELBY	)		
I, the undersigned, a Notate E. Rice, whose name is signed to before me on this day that, being voluntarily on the day the same bear	the foregoing informed of the		nown to me, acknowledged
Given under my hand this	25 <sup>th</sup> day of July	, 2006.	
NOTARIAL SEAL]		Notary Public  My commission expires:	NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Apr 24, 2016  BONDED THRU NOTARY PUBLIC-UNDERWRITES
STATE OF ALABAMA			
COUNTY OF Shelby	)		
I, the undersigned, a Notar L. Rice, whose name is signed to before me on this day that, being voluntarily on the day the same bear Given under my hand this 2	the foregoing informed of the state.	, 2006.	nown to me, acknowledged
		Notary Public	

[NGTARIAL SEAL]

LR AA

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## Exhibit A

## Legal Description

Commence at the NW corner of SE 1/4 of NW 1/4, Section 2, Township 2/4, Range 12 East, and run thence Southerly along the West boundary of sald 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 plortherly 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.

Situated in Shelby County, Alabama.

RA