



20061013000507750 1/2 \$52.00
Shelby Cnty Judge of Probate, AL
10/13/2006 09:14:35AM FILED/CERT

THIS DOCUMENT WAS PREPARED BY:

Donna Richardson Shirley
1804 7th Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Robert L. Trice and Patricia L. Trice

THE STATE OF ALABAMA)
SHELBY COUNTY)

\$38,000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THAT FOR AND IN CONSIDERATION of the sum of One Hundred and No/100 Dollars (\$100.00) in hand paid to **Randy L. Trice** (hereinafter referred to as "Grantor"), Grantor does hereby grant, bargain, sell and convey unto **Robert L. Trice and wife, Patricia L. Trice** (hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following-described real property, located and situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 35, Township 20 South, Range 1 West, thence North 89°59'21" East along the South boundary of said section for a distance of 136.26 feet; thence North 0° 00'39" West for a distance of 240.00 feet to the Point of Beginning said point lying approximately in the center of Mose Davis Branch; thence North 89°59'21" East and leaving said center line for a distance of 814.20 feet to the Westerly right of way line of Shelby County Highway #47 (80 feet right of way); thence North 19°45'57" West along said right of way line a distance of 228.60 feet; thence leaving said right of way line; South 89°59'21" West a distance of 568.71 feet to the approximate center line of Mose Davis Branch; thence South 22°29'41" West along said center line a distance of 9.20 feet; thence South 56°39'33" West along said center line a distance of 49.03 feet; thence South 29°24'55" West along center line for a distance of 79.39; thence South 74°11'55" West along said center line for a distance of 15.16 feet; thence South 71°33'21" West along said center line for a distance of 67.55 feet; thence South 8°44'01" East along said centerline for a distance of 37.67 feet; thence South 13°48'59" West along said centerline for a distance of 49.27 feet to the Point of Beginning.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2006, and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants, conditions, and mineral and mining rights, if any, of record.

TO HAVE AND TO HOLD to 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, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for himself and for his heirs, personal representatives, executors and assigns covenant with the said Grantees, their heirs, personal representatives, and assigns that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, personal representatives, executors and assigns shall warrant and defend the same to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this the 6th day of October, 2006.

Randy L. Trice (SEAL)
RANDY L. TRICE

THE STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 10/13/2006
State of Alabama

Deed Tax: \$38.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy L. Trice, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of same, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of October, 2006.

Judith A. Lemsky
NOTARY PUBLIC
My Commission Expires: 1-19-07