

## INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by Mitchell A. Spears Attorney at Law P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102 205/665-5076 Send Tax Notice to: Dwayne Riffe and

(Name) Peggy Riffe

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

BRANDON H. RICE, an unmarried man

Shelby County, AL 03/09/2007 State of Alabama

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

Deed Tax: \$30.00

## DWAYNE RIFFE and wife, PEGGY RIFFE

(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:

Begin at the SE corner of the NW ¼ of the SW ¼ of §4, Twp 22S, R3W; thence run W along the S line of said ¼ ¼ § 165 feet; thence run N, parallel to the E line of said 1/4 1/4 § 528 feet; thence run E, parallel to the S line of said 1/4 1/4 § 165 feet to a point on the E line of said ¼ ¼ §; thence run S along the E line of said ¼ ¼ § 528 feet to the point of beginning.

Conveyed herewith is a 12 foot easement for ingress and egress, the center line of which is described as follows:

Commence at the SE corner of said ¼ ¼ §; thence run N along the E line of said ¼ ¼ § 528 feet; thence run W, parallel to the S line of said 1/4 1/4 § 159 feet to a point, being the point of beginning of the center line description. Thence run N, parallel to the E line of said 1/4 1/4 § 798 feet to the S right of way of Shelby County Highway 22, being the point of ending of said easement.

The N 12 feet of said property being subject to right of way of ingress and egress conveyed to Robert E. Mahaffey and Martha S. Mahaffey.

SOURCE OF TITLE: That certain Warranty Deed recorded on April 10, 2002 at Instrument Number 2002-16674 in the Shelby County Probate Office.

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 

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Brandon H. Rice, 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 the conveyance, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the day of day of

Notary Public
My Commission Expires: 5/1/0