

**THIS INSTRUMENT PREPARED BY:**

Georgiann Farrington  
P.O. Box 183  
Columbiana, Alabama 35051

**SEND TAX NOTICE TO:**

John and Ailene Rice  
265 Paradise Circle  
Shelby, Alabama 35143

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

**State of Alabama**

**Shelby County)**

**KNOW ALL MEN BY THESE PRESENTS,**

That In consideration of Three thousand - three hundred and 00/100 Dollars (\$3300.00) and other goods  
And valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt  
Whereof is acknowledge, we, Darryl Keith Martin and wife, Jennifer Martin, (herein referred to as grantors)  
Do hereby grant, bargain, sell and convey unto John E. Rice and wife, Ailene G. 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, together with every contingent remainder and right of reversion, the following described real  
Estate situated in Shelby County, Alabama, and 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, SShelby County, Alabama, described as follows:**

**Commerce 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 with 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



20070322000130700 2/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
03/22/2007 10:09:48AM FILED/CERT

Warranty deed-Jt. w/ Right of Survivorship  
Martin to Rice  
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Shelby County, AL 03/22/2007  
State of Alabama

Deed Tax: \$3.50

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 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 to this 21st day of

MARCH, 2007.

Witness

Witness

Darryl Keith Martin

Jennifer Martin

STATE OF ALABAMA)  
SHELBY COUNTY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
That Darryl Keith Martin and wife, Jennifer Martin, whose names are signed to the foregoing and who, are  
Known to me, acknowledge 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.

11-25-09  
My Commission Expires

Freida Perry  
Notary Public