

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
T. R. & Debbie Rice
851 Highway 83
Vincent, AL 35178

3000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Zac Rice, a married man, Brooke Rice, a single woman and T. R. Rice, a married man, as to his life estate, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **T. R. Rice and Debbie Rice, (herein referred to as grantee, whether one or more)**, 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, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2010 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

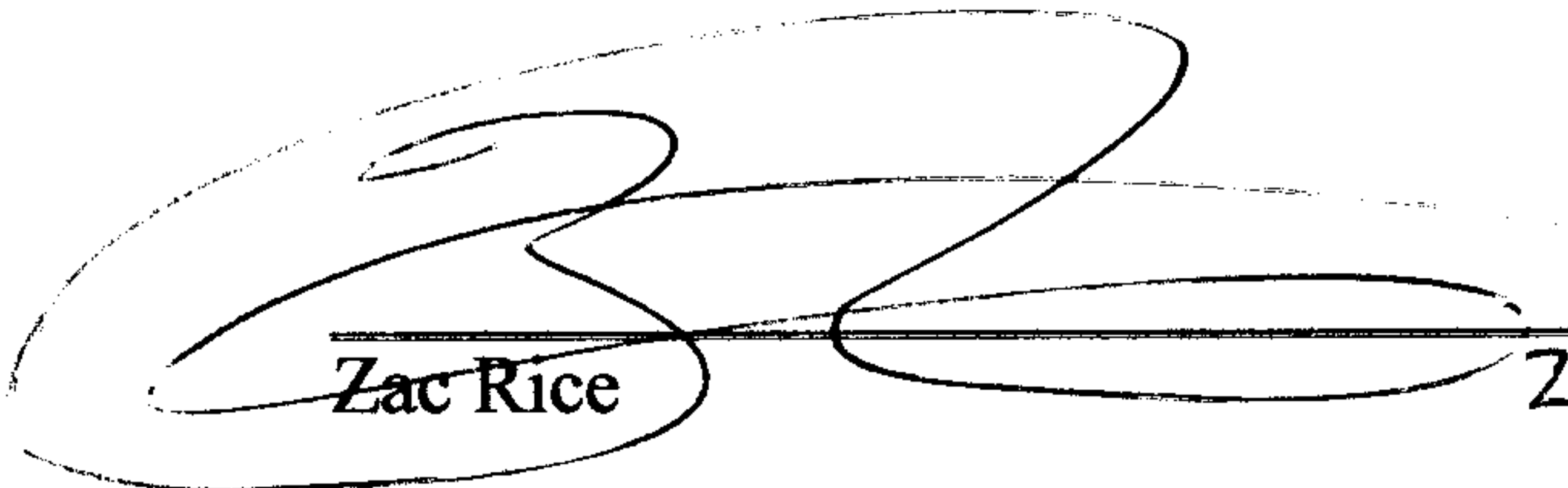
SUBJECT PROPERTY IS NOT THE HOMESTEAD OF ANY OF THE GRANTOR(S) HEREIN OR THEIR SPOUSE(S).

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 of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of March, 2010.

20100311000071240 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
03/11/2010 10:23:42 AM FILED/CERT


Zac Rice Zachary Rice


Brooke Rice Amanda Brooke Rice


T. R. Rice



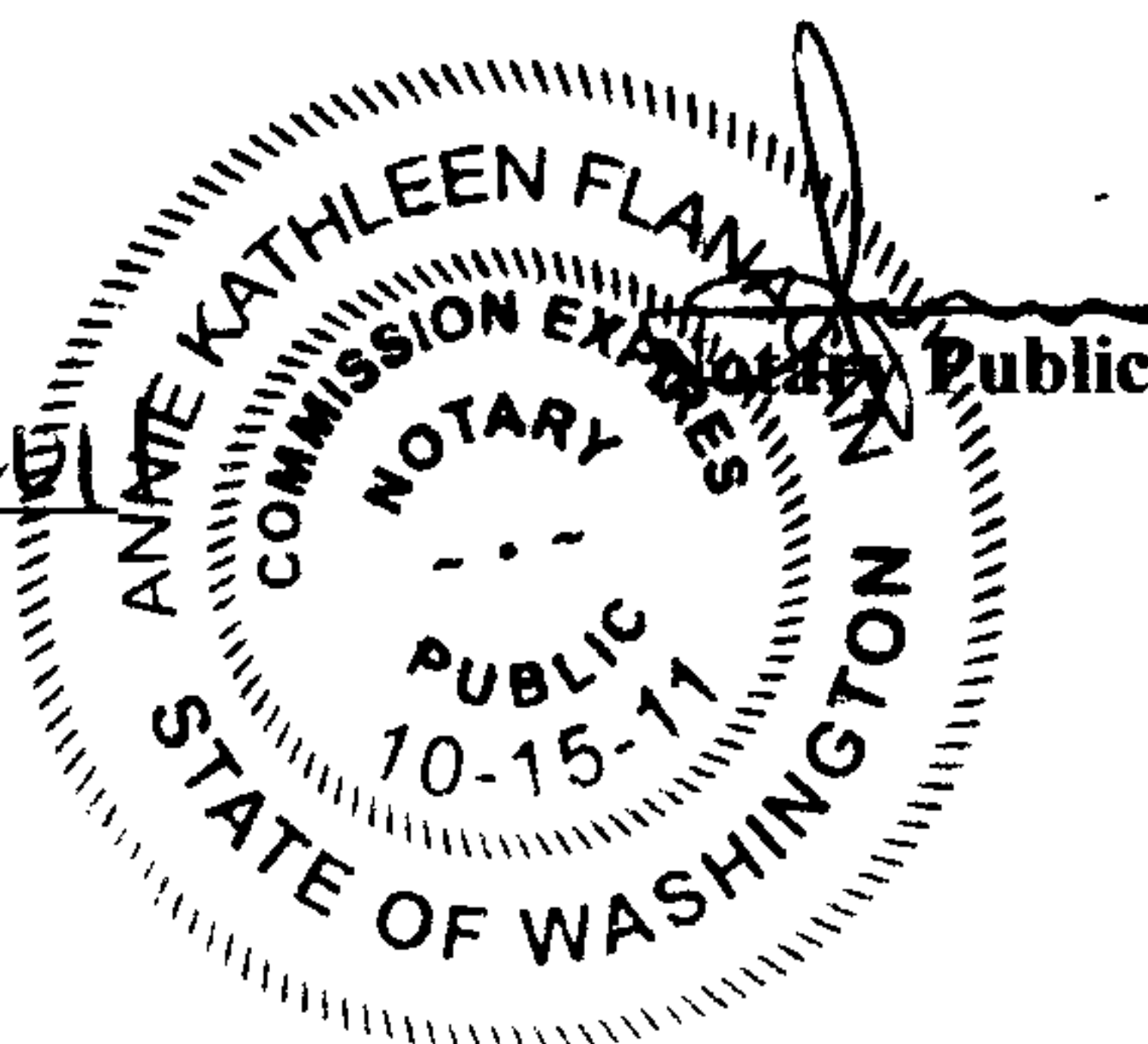
20100311000071240 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
03/11/2010 10:23:42 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Zac Rice, a married man, 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 5 day of March, 2010.

My Commission Expires: 10/15/2011



Notary Public

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brooke Rice, a single woman, 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 5 day of March, 2010.

My Commission Expires: 10/15/2011



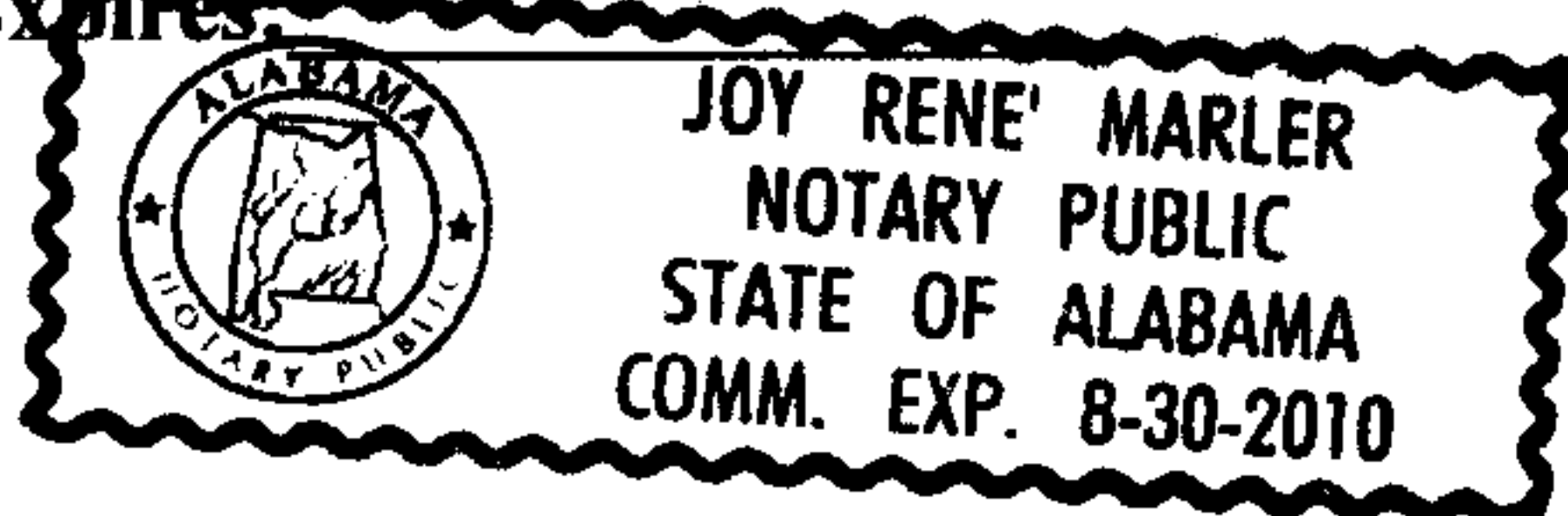
Notary Public

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that T. R. Rice, a married man, 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 the same bears date.

Given under my hand and official seal this 9th day of March, 2010.

My Commission Expires:



Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION


20100311000071240 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
03/11/2010 10:23:42 AM FILED/CERT

Begin at the Westmost corner of Lot 8, according to the Map of Rice Acres, as recorded in Map Book 3, Page 117, Judge of Probate Office, Shelby County, being also a point on the Southeast right-of-way boundary of The Missouri Road; thence run Northeasterly along said Southeast right-of-way boundary, being also the Northwest boundary of said Lot 8, a distance of 43.03 feet; turn left an angle of 62 deg. 35 min. a distance of 22.35 feet to a point on the Northwest right-of-way boundary of said Missouri Road; turn right an angle of 56 deg. 32 min. a distance of 159.73 feet for point of beginning; thence continue along said course a distance of 130.00 feet; turn left an angle of 102 deg. 00 min. a distance of 287.0 feet to the Southeast right-of-way of Roadway, turn left an angle of 38 deg. 30 min. along said Southeast right-of-way boundary a distance of 41.72 feet to the Northeast right-of-way boundary of Roadway; turn left an angle of 64 deg. 06 min. along said Northeast right-of-way a distance of 30.30 feet; turn left an angle of 51 deg. 23 min. a distance of 110.0 feet; turn right an angle of 19 deg. 05 min. and continue along said Northeast right-of-way a distance of 184.1 feet; turn left an angle of 76 deg. 15 min. a distance of 24.3 feet; turn left an angle of 42 deg. 46 min. a distance of 101.3 feet to point of beginning; being in the NW $\frac{1}{4}$ of Section 18, Township 24 North, Range 16 East, Shelby County, Alabama.

ALSO, Begin at the Westmost corner of Lot 8, according to the Map of Rice Acres, as recorded in Map Book 3, Page 117, Judge of Probate Office, Shelby County, Alabama, being also a point on the SE right-of-way boundary of The Missouri Road; thence run Northeasterly along said SE right-of-way boundary, being also NW boundary of said Lot 8, a distance of 43.03 feet; turn left an angle of 62 deg. 35 min. a distance of 22.35 feet to a point on the NW right-of-way boundary of said Missouri Road; turn right an angle of 56 deg. 32 min. a distance of 289.73 feet to a point on the NW right-of-way boundary of The Missouri Road for point of beginning; from said point of beginning turn left an angle of 09 deg. 11 min. along said NW right-of-way boundary a distance of 140.0 feet; turn left an angle of 05 deg. 02 min. and continue along said NW right-of-way boundary a distance of 166.07 feet to its intersection with the SE right-of-way boundary of Camp Road; turn left an angle of 134 deg. 10 min. along said SE right-of-way boundary a distance of 90.5 feet; turn left an angle of 05 deg. 46 min. and continue along said SE right-of-way boundary a distance of 120 feet; turn right an angle of 11 deg. 09 min. and continue along said SE right-of-way boundary a distance of 200.0 feet; turn left an angle of 136 deg. 14 min. a distance of 287.0 feet to point of beginning; being in NW $\frac{1}{4}$, Section 18, Township 24 North, Range 16 East, Shelby County, Alabama.

ALSO, Begin at common West corner of Lots 8 and 9 of Rice Acres as recorded in Map Book 3, Page 117, Judge of Probate Office, Shelby County, Alabama, said corner being point of beginning of parcel herein described; thence run Easterly along common Boundary between said Lots 8 and 9, a distance of 37.0 feet; thence turn right an angle of 108 deg. 49 min. 20 sec. and run Southwesterly along the New Contour line for Alabama Power Company right-of-way a distance of 141.68 feet to East boundary of The Missouri Road, turn right an angle of 164 deg. 53 min. 40 sec. and run Northerly along said Boundary a distance of 134.39 feet to point of beginning; being Lot 8C, according to The Bean's Resurvey of Lot 8, Rice Acres, as recorded in Map Book 7, Page 163, in the Probate Office of Shelby County, Alabama.

Less and Except any portion of the land described in the Deeds recorded as Inst. No. 1992-28773 and Deed Book 301 Page 276, in the Probate Office of Shelby County, Alabama, from all land(s) set out herein above.