

This instrument was prepared by

Send Tax Notice To: Kenneth S. Lee
name
513 Overhill Road
address Pelham, AL 35124

(Name) Dale Corley
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-One Thousand Nine Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert E. Trammell and wife, Judith Trammell

(herein referred to as grantors) do grant, bargain, sell and convey unto
Kenneth S. Lee and wife, Kimberly F. Lee

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 25, Block 3, according to the Survey of Oak Mountain
Estates, Second Sector as recorded in Map Book 5, Page 76
in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, and restrictions, if any, of record.

\$58,800.00 of the purchased price recited above was paid from a mortgage loan
simultaneously herewith.

3.50
2.50
1.00
7.00

TO HAVE AND TO HOLD Unto 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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 23rd
day of November, 1988

WITNESS:

1. Deed Tax \$ 3.50 (Seal)
2. Mfg. Tax 2.50 (Seal)
3. Recording Fee 2.50 (Seal)
4. Indexing Fee 1.00 (Seal)
TOTAL 7.00

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Robert E. Trammell and wife, Judith Trammell
whose name 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 23rd day of November, A. D., 1988

Notary Public