

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

#500⁰⁰

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/1000 DOLLARS AND IN FULFILLMENT OF A
PROPERTY SETTLEMENT PURSUANT TO TERMS OF DIVORCE DECREE

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Steve H. Lee, unmarried

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Bette J. Lee

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West and run along the East line of said section South, 2592.72 feet; thence North 88 deg. 29 min. 51 sec. West 1079.19 feet to the point of beginning; thence continue North 88 deg. 29 min. 51 sec. West 712.65 feet to a point on the East R.O.W. of Shelby County Highway #35; thence along said R.O.W. in a curve at a chord North 31 deg. 00 min. 32 sec. East, CH.-256.01 feet; thence continue along said R.O.W. in a curve at a chord North 26 deg. 46 min. 05 sec. East, CH.-85.94 feet; thence continue along said R.O.W. in a curve at a chord North 24 deg. 53 min. 41 sec. East, CH.-65.19 feet; thence leaving said R.O.W. South 88 deg. 07 min. 27 sec. East, 514.64 feet; thence South 357.13 feet to the point of beginning. All lying in the SE $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West and containing 5.00 acres, more or less.

SUBJECT TO a 60 foot Access and Utility Easement being more particularly described as follows: Begin at the Northeast corner of the above described parcel and run South 60.03 feet; thence North 88 deg. 07 min. 27 sec. West 542.10 feet to a point on the East R.O.W. of Shelby County Highway #35; thence along said R.O.W. in a curve at a chord North 24 deg. 53 min. 41 sec. East, CH.-65.19 feet; thence leaving said R.O.W. South 88 deg. 07 min. 27 sec. East 514.64 feet to the point of beginning.

Grantor reserves the right of use for ingress and egress along the above said easement.

02/03/1995-03057
10:32 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DD1 MCD 9.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this _____ day of _____, 19 95.

(SEAL)

Steve H. Lee

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, in said State, hereby certify that Steve H. Lee, unmarried

a Notary Public in and for said County,

Whose name ~~is~~ 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 26th day of _____, A.D. 19 95.

Notary Public