


SEND TAX NOTICE TO:

Sherry Lee Nance/James Wayne Headley

1314 County Road 315

Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

  
20030116000031230 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
01/16/2003 09:26:00 FILED/CERTIFIED

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Annie Mae Lee**, widow of James Lee (herein referred to as grantors) do grant, bargain, sell and convey unto **Sherry Lee Nance and James Wayne Headley** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel One:**

The East half of the north ten acres of the W ½ of SW ¼ of NW ¼ of Section 31, Township 21 South, Range 1 East. The same being of uniform width.

**Parcel Two:**

Commence at the NW corner of Lot #1 of Mooney Estates, as shown by map recorded in Map Book 12, page 82, in the Probate Office of Shelby County, Alabama, and run South 88 deg. 42 min. 34 sec. East 331.87 feet; then turn right and run South 0 deg. 31 min. 01 sec. East a distance of 659.08 feet; then turn left and run South 88 deg. 41 min. 04 sec. East 343.90 feet to the point of beginning; then turn left and run North 1 deg. 29 min. 34 sec. West 660.92 feet; then turn right and run South 88 deg. 48 min. 59 sec. East 131.8 feet; then turn right and run South 1 deg. 29 min. 34 sec. East 660.92 feet; then turn right and run 131.8 feet, more or less, to the point of beginning. Containing 2 acres, more or less. Subject to taxes, easements, rights of way, and restrictions of record as shown on recorded map.

**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**, I, or each of us, have hereunto set my or our hands and seals, this 6th day of September, 2001.

Annie M. Lee (SEAL)  
Annie Mae Lee

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Annie Mae Lee**, widow of James Lee, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, 2001.

Frank Ellis (SEAL)  
Notary Public