

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
LOUIE A. & GEORGIA C. RILEY
1310 Little Green Circle
Chelsea AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE HUNDRED FOUR THOUSAND FIVE HUNDRED AND NO/00 (\$104,500.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,


JACKIE T. LEE AND WIFE, DEANNA M. LEE

(herein referred to as grantor) grant, bargain , sell and convey unto,

LOUIE A BOONE AND GEORGIA C. RILEY

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for legal description.
Situated in Shelby County, Alabama.


20041025000587200 Pg 1/2 16.00
Shelby Cnty Judge of Probate, AL
10/25/2004 14:16:00 FILED/CERTIFIED

Subject to restrictions, easements and rights of way of record.

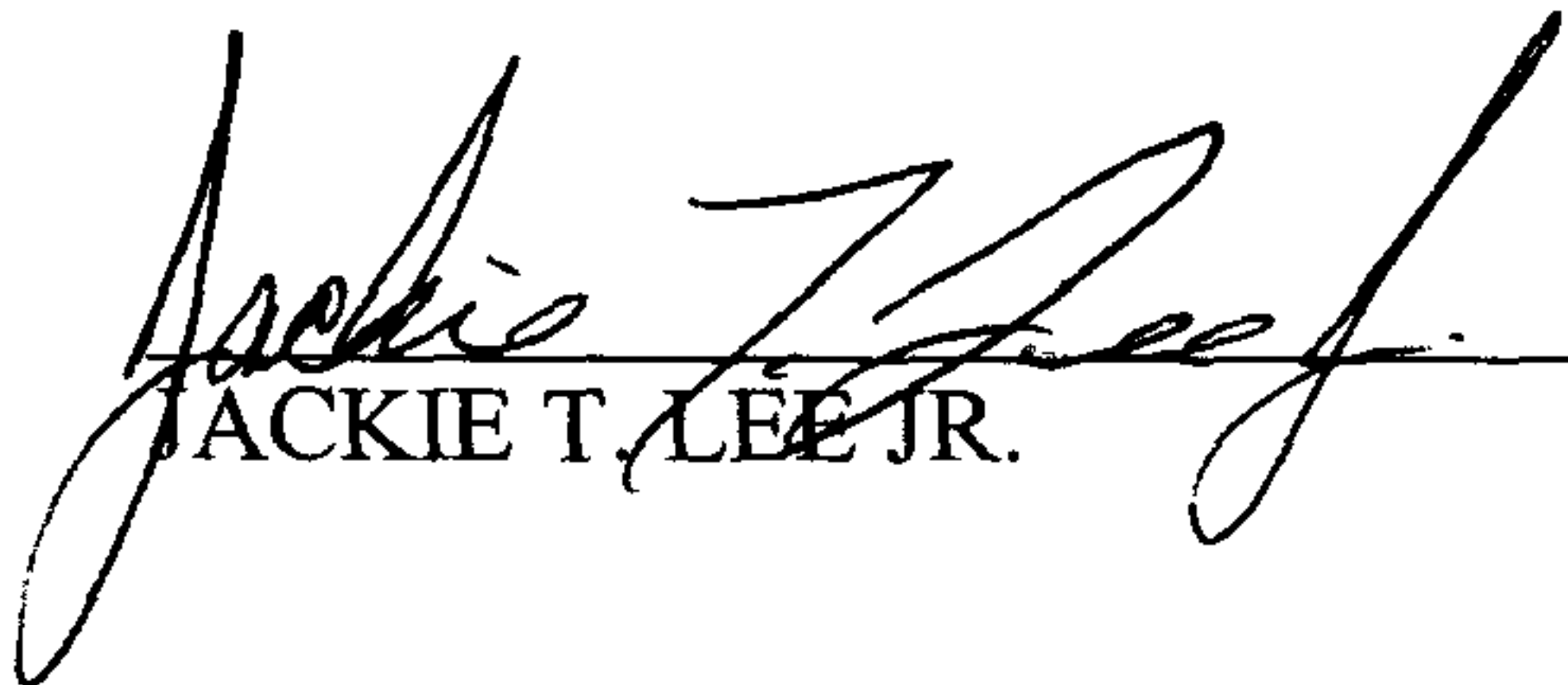
Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.


ALL of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of October, 2004.


JACKIE T. LEE JR.

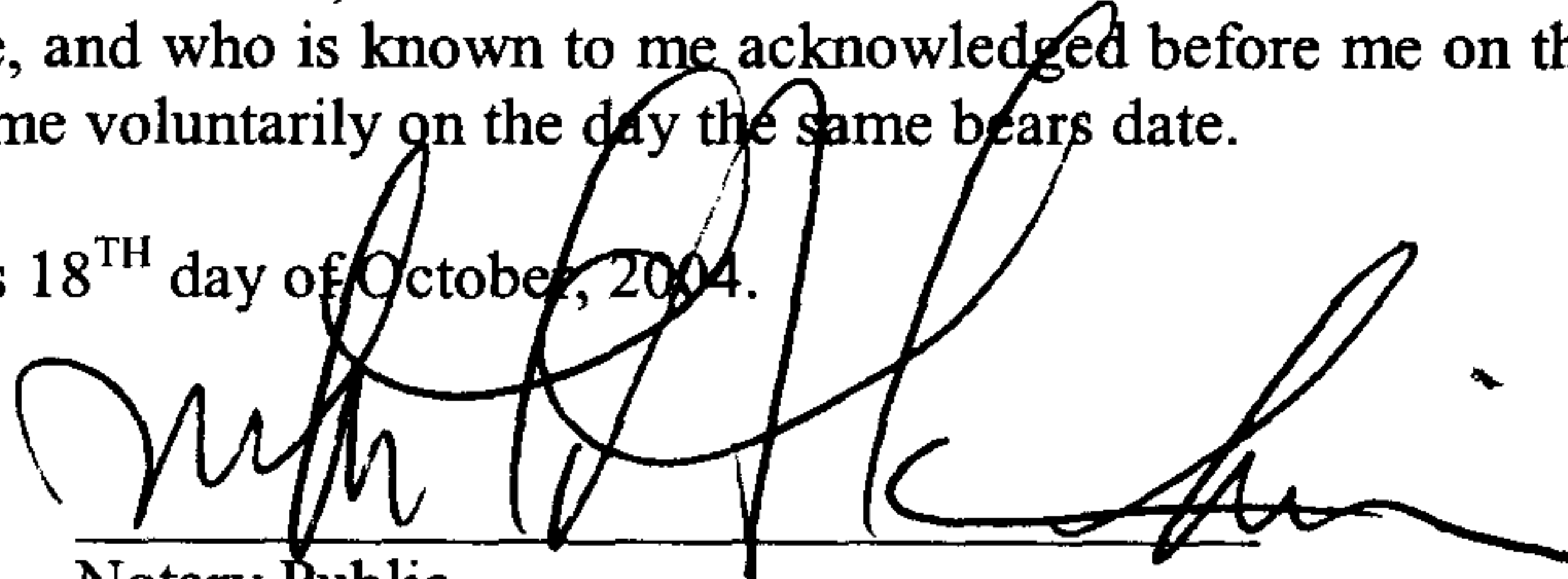

DEANNA M. LEE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
JACKIE T. LEE, JR. AND DEANNA M. 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 18TH day of October, 2004.


Notary Public

My commission expires: 10-16-08

EXHIBIT "A"
LEGAL DESCRIPTIONS

A part of Lot 16, according to the survey of Chelsea Estates, First Addition as recorded in Map Book 5, Page 65, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 1 West; thence run West along the Northern boundary line of said 1/4-1/4 section for 653.85 feet; thence turn an angle of 90 degrees 00 minutes left and run southerly for 610.94 feet to the point of beginning; thence turn 50 degrees 52 minutes 50 seconds left and run Southeasterly for 276.29 feet to the Northwesterly right of way line of Little Creek Circle; thence turn an interior angle of 85 degrees 49 minutes left to chord of a curve with a delta angle of 07 degrees 33 minutes and an arc of 125.13 feet; thence run along said chord for 125.04 feet; thence turn an interior angle from chord of 94 degrees 07 minutes left and run northwesterly for 240.0 feet; thence turn an interior angle of 102 degrees 23 minutes 30 seconds left and run 127.3 feet to the point of beginning.