

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

Send Tax Notice to:

Gary M. Stignani

104 Silverleaf Drive  
Prichard, AL 35124

20050201000049710 Pg 1/1 35.50  
Shelby Cnty Judge of Probate, AL  
02/01/2005 14:14:00 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 **TWO HUNDRED FORTY FOUR THOUSAND FIVE HUNDRED AND NO/00 (\$244,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **KENNETH W. LEE and wife, HAYDEN H. LEE**, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, **GARY M. STIGNANI and TANYA B. STIGNANI**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Silverleaf, Phase I, as recorded in Map Book 24, Page 16, in the Probate Office of Shelby County, Alabama.

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

\$220,050.00 of the above recited purchase price 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 28<sup>th</sup> day of January, 2005.

Kenneth W. Lee  
Kenneth W. Lee

Hayden H. Lee  
Hayden H. Lee

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Kenneth W. Lee and wife, Hayden H. Lee, 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 28<sup>th</sup> day of January, 2005

Vonde Felt  
Notary Public

My commission expires: 01/02/07