

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Birmingham, AL 35209

STATUTORY CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Seven Thousand Five Hundred and No/100----- Dollars and the assumption of the hereinafter described mortgage,

to the undersigned grantor, BIRMINGHAM TRUST NATIONAL BANK, a National Banking Association, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JEFFREY P. LEE AND LYNN O. LEE

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Estate 23, according to the survey of Wildwood Park, Residential Estates, as recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1982 and thereafter (Unit #10-9-29-0-001-026).
2. 40 foot building line as shown by recorded map.
3. 10 foot easement on north and east as shown by recorded map.
4. Restrictions recorded in Volume 269, Page 534, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Volume 124, Page 493, in said Probate Office.
6. Right of way to Alabama Power Company and Southern Bell recorded in Volume 271, Page 557, in said Probate Office.
7. Mineral and mining rights and rights incident thereto recorded in Volume 42, Page 246, in said Probate Office.

As part of the purchase price and consideration for this deed, the Grantees herein assume and agree to pay the indebtedness secured by that certain mortgage to Mortgage Associates, Inc., as recorded in Real Volume 361, Page 199, in the Probate Office of Shelby County, Alabama.

\$20,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

GRANTEES their heirs, assigns, executors, administrators, and assigns forever against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTOR, by its / Sr. Vice President, W. GUY WARREN who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of May, 19 82.

ATTEST:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED Secretary 1982 MAY 18 AM 8:37
Thomas A. Snowden, Jr. JUDGE OF PROBATE

BIRMINGHAM TRUST NATIONAL BANK A National Banking Association
By W. Guy Warren Sr. Vice President
Recd 27.50
Rec. 1.50
Jud. 1.00
30.00
Secnty. 420-644
a Notary Public in and for said County in said

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned State, hereby certify that W. GUY WARREN whose name as Sr. Vice President of BIRMINGHAM TRUST NATIONAL BANK, A National Banking Association, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association.

Given under my hand and official seal, this the 10th day of May 1982

Patricia H. L. Loyd Notary Public My Commission Expires Dec. 11, 1982