

This instrument was prepared by

(Name) Betty Lee

(Address) Rt. 5, Box 460, Montevallo, Ala. 35115

Form 1-1-8 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar & other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James M. Lee & wife Betty Jo Lee

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

Homer B. Lee and wife Angela L. 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:

A parcel of land located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 14, Township 22 S, Range 3 W, Shelby County, Alabama; bounded on the northeasterly by the centerline of the roadway from Shelby County highway No. 12 to the residence of James M. Lee and on the southeasterly by the centerline of a creek known as Spring Creek, more exactly described as:

From the NE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 14, Township 22 S, Range 3 West run 705.3 feet south along the east boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ to the centerline of said Spring Creek; thence turn an angle of 59° 24' to the right; thence run 35.3 feet southwesterly along center of said creek; thence turn an angle of 21° 29' to the left; thence run 225.6 feet southwesterly along center of said creek to a point in the center of bridge in said roadway to the residence of James M. Lee; the point of beginning; thence turn an angle of 88° 07' to the right; thence run 137.9' along said road; thence turn an angle of 81° 29' to the left; thence run 61.9'; thence turn an angle of 22° 52' to the left; thence run 289.9' southwesterly along center of said roadway; thence turn an angle of 82° 15' to the left; thence run 173.5' southeasterly to center of said creek; thence turn to the left and run approximately 338' along center of said creek to the point of beginning. Said parcel contains 1.15 acres more or less.

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.

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, we have hereunto set our hand(s) and seal(s), this 27th day of January, 1983

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
3.50 1983 JAN 28 AM 9:05
Dund TAX 1.00
Rec 1.50
Jud 1.00

James M. Lee (Seal)
Betty Jo Lee (Seal)

Thomas A. Lee (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
Shelby

COUNTY

General Acknowledgment

I, James M. Lee & wife Betty Jo Lee, a Notary Public in and for said County, in said State, hereby certify that James M. Lee & wife Betty Jo 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 27th day of January, A. D., 1983

Notary Public.