



Columbiana, Alabama 35051

This instrument was prepared by
Harrison, Conwill, Harrison & Justice
(Name) Attorneys at Law
P.O. Box 557
(Address) Columbiana, Alabama 35051

Grantees address:
7820 7th Avenue South
Birmingham, Alabama 35206

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Randy Coleman and wife, Wanda Coleman

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

Thomas C. Lee and Sherry L. Lee

(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 I: A tract of land in the West 10 acres of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: That portion of said West 10 acres of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying North of that certain existing private road which runs in a Northerly direction from the Quinn Cemetery Road from a point on said Quinn Cemetery Road just East of the East line of the West 10 acres of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and which private road turns West to cross into the said West 10 acres of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ at a point which is approximately 572.0 feet South of the Northeast corner of said West 10 acres of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$. Said private road continues in a Northwesterly direction and crosses the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section at a point which is approximately 366 feet West of the Northeast corner of said West 10 acres of said $\frac{1}{4}$ - $\frac{1}{4}$ Section. The parcel of land hereby conveyed consists of all of said West 10 acres of said $\frac{1}{4}$ - $\frac{1}{4}$ Section lying North of said private road.

PARCEL II: ALSO conveyed hereby, but without warranty of title, is all of the grantors' right, title, interest and claim in and to all of that portion of the following described property which lies North of the Quinn Cemetery Road:

A tract of land in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 1 West, particularly described as follows: Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 946.65 feet to the point of beginning of the tract herein described, which point is also the Northwest

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 5th day of August, 1983

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Randy Coleman (Seal)
Wanda Coleman (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, _____, a Notary Public in and for said County, in said State, hereby certify that Randy Coleman and wife, Wanda Coleman 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 5th day of August, A. D., 1983.

Judy R. Davis
Notary Public.

Harrison & Conwill

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CONTINUATION OF LEGAL DESCRIPTION:

corner of the E.D. Hutson tract (described in Deed Volume 131, on Page 123, in the Probate Office of Shelby County, Alabama); thence West along the North line of said 1-4 Section 86.19 feet, which said point is the Northeast corner of the West 10 acres of said 1-4 Section; thence an angle to the left of 87 degrees 38 minutes 45 seconds, and run Southerly a distance of 1330.04 feet to a point in the South line of said 1-4 Section; thence an angle to the left of 92 degrees 05 minutes 45 seconds and run East along South line of said 1-4 Section a distance of 85.56 feet; thence an angle to the left of 87 degrees 52 minutes and run Northerly a distance of 1330.5 feet to point of beginning.
Situating in Shelby County, Alabama.

Fred H. Friedman and wife, Brenda Friedman reserve for themselves and for their heirs and assigns the unrestricted right and privilege to use the private road or roads located within Parcel II hereinabove conveyed, but hereby grant an equal right to use said private road or roads to the grantees, their heirs and assigns.

Mineral and mining rights are excepted with respect to said Parcel I and II, and said Parcels I and II are conveyed subject to any existing easements.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 AUG -5 PM 1:55
Deed tax - 17.00
Rec. 3.00
Ind. 1.00
21.00
Thomas A. Shaw, Jr.
CLERK OF PROBATE

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-9020
BIRMINGHAM, ALABAMA 35201

AGENTS FOR
Mississippi Valley Title Insurance Company

