

STATE OF ALABAMA
COUNTY OF JEFFERSON

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED EIGHTY EIGHT THOUSAND EIGHT HUNDRED TEN DOLLARS and no/100 (\$188,810.00) to the undersigned grantor, THURMAN WILSON HOMEBUILDERS, INC. a corporation, (hereinafter referred to as GRANTOR does by these presents, grant, bargain, sell and convey unto ERNEST C. LEE and CANDACE S. LEE (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 19, according to the Survey of Mountain Ridge Estates, First Sector as recorded in Map Book 7 page 100 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record and taxes for current tax year.

Mineral and mining rights excepted.

\$150,000.00 of the purchase price recited herein is secured by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President THURMAN WILSON, JR., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January, 1984.

THURMAN WILSON HOMEBUILDERS, INC.

ATTEST.

BY: Thurman Wilson Jr.
THURMAN WILSON, JR., Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that THURMAN WILSON, JR. President of THURMAN WILSON HOMEBUILDERS, INC, a corporation, 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 corporation, Given under my hand and official seal this the 31st day of January, 1984.

Commission Expires 8/27/86

THIS INSTRUMENT WAS PREPARED BY
J. DAN TAYLOR/SMYER, WHITE, ALA. 35203
TAYLOR, EVANS, SANDERS & PUTT, ALA. 35203
2025 FOURTH AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:
Ernest and Candace Lee
5366 Meadowbrook Road
Birmingham, AL 35243

1984 FEB -3 PM 12:08

44-4442-983

Send Tax 39.00
Paid 1.50

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