

WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of seven thousand dollars and cancellation of a mortgage note dated April 4, 1980, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, David Lees and wife Helen Lees, of Rt 3, BX 11A, Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Harry David Lees and wife Lois Elaine Lees, of Rt 3, BX 11A, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lots 5, 17, and 18 of Block 2 of the Birmingham Junction Subdivision as recorded in Deed Book 14, page 239 in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the NE corner of the SE $\frac{1}{4}$ of §8, Twp 24N, R12E, run westerly along the N boundary line of said SE $\frac{1}{4}$ of §8, Twp 24N, R12E \pm 314.44 feet, to the point of intersection of the N boundary line of the SE $\frac{1}{4}$ of §8, Twp 24N, R12E, and the center line of the Southern Railroad; thence turn an angle of 54°23' to the left and run southwesterly along the center line of said Southern RR for 316.86 feet; thence turn an angle of 90° to the left and run southeasterly 350.0 feet to the point of beginning of the land herein described; thence turn an angle of 90° to the right and run southwesterly 160.65 feet; thence turn an angle of 92°43'30" to the left and run southeasterly 135.0 feet; thence run an angle of 94°49'30" to the left and run northeasterly 156.03 feet; thence turn an angle of 82°40'40" to the left and run northwesterly 114.35 feet to the point of beginning.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I David Lees and wife Helen Lees do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this ¹⁴~~09~~ July 1984.

Witness:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

Deed Book 700
Rec. 230
Ind. 100
10.50

1984 JUL 16 AM 9:23

David W. Lees (Seal)

David Lees

Helen Lees (Seal)

Helen Lees

Thomas A. Shoushan, Jr.
JUDGE OF PROBATE

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that David Lees and wife Helen Lees, whose names are signed to the foregoing conveyance, and who are (made) 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 ¹⁴~~09~~ July 1984.

Louise Reader
Notary public

My Commission Expires December 22, 1985

Harry David Lees
Rt. 3 Box - 11A
Montevallo AL 35115

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