

This instrument was prepared by

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Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-ONE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GEORGE A. NABORS and wife WILLA P. NABORS

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

WILLIAM R. LEE and wife PAULINE MCGRAW 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:

Lot 3, according to the Survey of Sector Two, Spring Garden Estates, as recorded in Map Book 5, Page 12, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Deed Book 245, Page 297; and Deed Book 245, Page 784.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 180, Page 288; and Deed Book 101, Page 519.

Easement to State Highway Department as shown in Deed Book 134, Page 249.

Easements and building line as shown on recorded map.

RECORDING FEES

Mortgage Tax	\$
Deed Tax	31.50
Mineral Tax	
Recording Fee	2.50
Index Fee	1.00
TOTAL	\$35.00

1984 SEP -6 AM 9:00

Judge of Probate

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And X (we) do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that X (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and 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 AUGUST, 1984

WITNESS:

Randa M. Bailey (Seal)

Harry (Seal)

John (Seal)

George A. Nabors (Seal)

Willie P. Nabors (Seal)

(Seal)

STATE OF ALABAMA
FAIRFAX COUNTY

I, DAPHNE M. KAZUNAS, a Notary Public in and for said County, in said State,

hereby certify that GEORGE A. NABORS & WILLA P. NABORS

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 AUGUST A.D., 1984

MY COMMISSION EXPIRES

7-11-86

Daphne M. Kazunas
Notary Public.

Canaba Title