

✓ This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

James A. Lee

88X
4610 Burning Tree Ln.
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of THIRTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$33,500.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

HAROLD D. SCOTT and wife, JERLINE P. SCOTT
and

LESLIE W. HOPE and wife, SUE S. HOPE

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

JAMES A. LEE and wife, MELANIE C. 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:

BOOK 049 PAGE 148
Begin at the NE corner of the NE 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 15 East; thence run West along the North line of said 1/4 1/4 for 1386.20 feet to the Easterly right of way of a County Road; thence run along the Easterly right of way (and a curve to the left having a radius of 119.52 feet) for 171.74 feet; thence continue along said right of way for 91.35 feet to a curve to the right having a radius of 441.43 feet; thence run along said curve for 530.40 feet; thence continue along said right of way for 111.01 feet to a curve to the right having a radius of 135.17 feet; thence run along said curve for 112.94 feet; thence continue along said right of way for 95.70 feet to a curve to the left having a radius of 942.13 feet; thence run along said curve for 99.91 feet; thence continue along said right of way for 188.68 feet to a curve to the right having a radius of 1366.65 feet; thence run along said curve for 99.96 feet; thence continue along said right of way for 54.42 feet to the West line of said 1/4 1/4; thence 43 degrees 29 minutes 37 seconds left run South for 160.44 feet to the SW corner of said 1/4 1/4; thence 88 deg. 47 min. 57 seconds left run East for 1305.27 feet to the SE corner of said 1/4 1/4; thence run North 1315.28 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

All easements and rights of way of record.

Reservations contained in Deed Book 1 page 600 in Probate Office of Shelby County, Alabama.

\$29,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of November, 1985.

Harold D. Scott (SEAL)
Harold D. Scott

Jerline P. Scott (SEAL)
Jerline P. Scott

Leslie W. Hope (SEAL)
Leslie W. Hope

Sue S. Hope (SEAL)
Sue S. Hope

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold D. Scott and wife, Jerline P. Scott and Leslie W. Hope and wife, Sue S. Hope 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 8th day of November, 1985.

(NOTARIAL SEAL)

Robert J. Smith
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 NOV 14 PM 1:12

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		4.00
Mineral Tax		
Recording Fee		5.00
Index Fee		3.00
TOTAL	\$	12.00