

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT TO TITLE. DESCRIPTION FURNISHED BY GRANTORS
SEND TAX NOTICE TO:

1759

(Name) Roy Don Lee

(Address) P.O. Box 337 WILSONVILLE ALA. 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) Post Office Box 822
Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama 500.00

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

Roy Don Lee and wife, Connie Lee and Carol Jane Ott

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

Roy Don Lee and Connie 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:

A parcel of land lying in the SW 1/4 of the SE 1/4, Section 19 Township 20 South, Range 2 East, and more particularly described as follows:
Starting at the Southeast corner of the said SW 1/4 of the SE 1/4 of Section 19, Township 20 South, Range 2 East, which is the point of beginning, run Westerly along the South boundary line of said SW 1/4 of SE 1/4 a distance of 1,331.3 feet to an iron marker at the Southwest corner of said SW 1/4 of SE 1/4. Thence turn 90 degrees 15 minutes right and run Northerly for 1,082.5 feet to an iron marker. Thence turn 89 degrees 45 minutes right and run Easterly for 665.6 feet to an iron marker. Thence turn 90 degrees 15 minutes right and run Southerly for 834.0 feet to an iron marker. Thence turn 90 degrees 15 minutes left and run Easterly for 665.6 feet to an iron marker on the East boundary line of said SW 1/4 of SE 1/4. Thence turn 90 degrees 15 minutes right and run Southerly along the said East boundary line of said SW 1/4 of SE 1/4 a distance of 249.0 feet to the point of beginning. Said parcel of land lies in the said SW 1/4 of SE 1/4, Section 19, Township 20 South, Range 2 East.

GRANTEES reserve the right to use existing road which presently crosses grantors and grantees property, as a method of ingress and egress to and from caption lands.

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 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 28th

day of April, 19 86

WITNESS:

Deed TAX .50
Rec 2.50
Jud 2.00
5.00
STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1986 APR 29 PM 3:28

Roy Don Lee (Seal)
Roy Don Lee
Connie Lee (Seal)
Connie Lee
Carol Jane Ott (Seal)
Carol Jane Ott

STATE OF ALABAMA
SHELBY COUNTY OF PROBATE

I, Thomas J. Shouder, a Notary Public in and for said County, in said State, hereby certify that Roy Don Lee and wife, Connie Lee and Carol Jane Ott 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 28th day of April, A.D., 19 86

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