



american title insurance company

2118 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

This instrument was prepared by

(Name) Judy Mitchell

(Address) Allen Fox Dr. Bham, al, 35215 \$ 7000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar DOLLARS

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

Mary Patrick

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

David G. Lee and Eunice 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 County, Alabama to-wit:

Lot 1, according to the Survey of Chelsea South Estates, Sector One, as recorded in Map Book 8, Page 14, in the Probate Office of Shelby County, Alabama

LESS AND EXCEPT: Title to all mineral within and underlying the premises, together with all mining rights, and other rights, privileges and immunities relating thereto.

SUBJECT TO: Right of way to Shelby County, Alabama, recorded in Deed Book 207, Page 52.

SUBJECT TO: A 50 foot building set back line as shown on recorded plat.

SUBJECT TO: A 20 foot easement for public utilities along the North and West boundary as shown by survey of said lot by Steven M. Allen, Reg. #12944, dated April 5, 1985.

SUBJECT TO all reservations, restrictions, easements and right of ways of record.

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 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, I have hereunto set my hand(s) and seal(s), this 5th day of March, 19 87

WITNESS:

Judy Mitchell

STATE OF ALA. SHELBY (Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED

88 FEB -8 AM 9:34

Mary Patrick
Mary Patrick

(Seal)

1. Doc. Tax \$ 7.00 (Seal)
2. Mig. Tax _____
3. Recording Fee 2.50 (Seal)
4. Indexing Fee 1.00
TOTAL 10.50

STATE OF ALABAMA
Jefferson COUNTY

Judge of Probate

General Acknowledgment

I, DIANE Hyche, a Notary Public in and for said County, in said State, hereby certify that MARY PATRICK whose name 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 which she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of MARCH, A. D., 1987

2652 - 5th St. N.E. Bham, AL 35215
Diane P. Hyche
Notary Public.

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