

WARRANTY DEED:JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

That in consideration of NINETY FIVE THOUSAND (\$95,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, -

KATE O. LEE, a widowed and single woman (herein referred to as grantor) do grant, bargain, sell and convey unto RANDALL DALE and SHERI DALE, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to wit:

The north 1/2 of NE 1/4 of NE 1/4 of Section 24, Township 18 South, Range 1 East, subject to a 20 ft. right of way easement for road to eastern boundary line, containing 20 acres more or less and the SE 1/4 of SE 1/4 of Section 13, Township 18 South, Range 1 East, except 100 ft. easement to Alabama Power Company, containing 40 acres more or less.

\$94,000.00 of the total purchase price has been provided from a purchase money mortgage held by the grantor.

Subject to any and all easements, restrictions, rights of way and all other matters of public record and which can be easily seen by view.

KATE O. LEE is the surviving grantee of that deed recorded in Book 286 page 590 recorded in the Shelby County, Alabama Probate Court; Jefferson D. Lee having died on December 10, 1983 .

57 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.

BOOK 191 PAGE 57 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 and seal this 17th day of June 1988.

KATE O. LEE:

Kate O. Lee

State of Alabama JEFFERSON County

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 23 AM 9:30

1. Deed Tax \$ 1.00
2. Mfg Tax
3. Recording Fee 2.50
4. Insurance Fee 1.00
TOTAL 4.50

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that KATE O. LEE, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June 1988.

Mark E. Tippins
Notary Public

Mark Tippins