

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Nine Hundred Ninety and no/100----- DOLLARS
(\$3,990.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Charles Ray Ellis, a single man

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

James Lee and Annie Mae 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:

Commence at the NW corner of Lot #1 of Mooney Estates, as shown by map recorded in Map Book 12, page 82, in the Probate Office of Shelby County, Alabama, and run South 88 deg. 42 min. 34 sec. East 331.87 feet; then turn right and run South 0 deg. 31 min. 01 sec. East a distance of 659.08 feet; then turn left and run South 88 deg. 41 min. 04 sec. East 343.90 feet to the point of beginning; then turn left and run North 1 deg. 29 min. 34 sec. West 660.92 feet; then turn right and run South 88 deg. 48 min. 59 sec. East 131.8 feet; then turn right and run South 1 deg. 29 min. 34 sec. East 660.92 feet; then turn right and run 131.8 feet, more or less, to the point of beginning. Containing 2 acres, more or less. Subject to taxes, easements, rights of way, and restrictions of record as shown on recorded map.

GRANTEES' ADDRESS:

Rt. 2, Box 80
Columbiana, AL 35051

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 6th
day of October, 19 88.

BOOK 209 PAGE 285

WITNESS:

- 1. Notary Fee 4.00
 - 2. Notary Seal 2.50
 - 3. Recording Fee 1.00
 - 4. Return Fee 7.50
- STATE OF ALA. SHELBY COUNTY (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
88 OCT 14 PM 3:26 (Seal)

Charles Ray Ellis (Seal)
Charles Ray Ellis (Seal)
(Seal)

STATE OF ALABAMA William A. Snowden, Jr.
JUDGE OF PROBATE
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Ray Ellis, a single man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October A. D., 19 88

William A. Justice
Notary Public.

