

SEND TAX NOTICE TO:

(Name) Thomas W. Lee & Jacqueline L. Lee
 Box 1 A, Little Oak Ridge
 (Address) Pelham, Alabama 35124

This instrument was prepared by

3407

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
 SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100 (\$105,000.00)----- DOLLARS

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

Ellie Brown Glasscox and wife, Barbara Lee Glasscox

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

Thomas W. Lee and wife, Jacqueline L. 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:

From the northeast corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, run West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ section for 293.01 feet to a point; thence deflect to the left 90 deg. 00 min. and run 302.2 feet to a point on the northerly right of way line of a 60 foot paved public road; run thence in a northeasterly direction on and along said line of said road for 380.2 feet to a point where said line intersects the East line of the aforesaid $\frac{1}{4}$ $\frac{1}{4}$ section; run thence North and along said East line of said $\frac{1}{4}$ $\frac{1}{4}$ section for 63.2 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Ad valorem taxes for the year 1990 is a lien, but not due and payable until October 1, 1990.
 2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 514; Deed Book 238 page 593; Deed Book 170 page 264 in Probate Office.
 3. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 82 page 367 and 369; Deed Book 102 page 515; Deed Book 240 page 125 in Probate Office.
 4. Right-of-Way granted to State of Alabama by instrument recorded in Deed Book 163 page 405 in Probate Office.
 5. Mineral and mining rights not owned by the grantors.
- \$60,000.00 of the purchase price recited above was paid from a purchase money mortgage executed simultaneously herewith.

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 12th

day of October, 19 89
 1. Deed Tax ----- \$ 45.00
 2. Mtg. Tax ----- \$ 2.50
 3. Recording Fee ----- \$ 3.00 (Seal)
 4. Indexing Fee ----- \$ 1.00 (Seal)
 5. No Tax Fee ----- \$ 1.00 (Seal)
 6. Certified Stamp Fee -- \$ 1.00 (Seal)
 Total ----- \$ 51.50 (Seal)

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

Ellie Brown Glasscox (Seal)
Barbara Lee Glasscox (Seal)
 Barbara Lee Glasscox
 JUDGE OF PROBATE (Seal)

STATE OF ALABAMA
 SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ellie Brown Glasscox and wife, Barbara Lee Glasscox whose name s 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 12th day of October, A.D., 19 89

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