

QUIT CLAIM DEED IN LIEU OF FORECLOSURE

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of ONE and no/100'S DOLLARS (\$1.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, RANDALL DALE and wife SHERI DALE (herein referred to as grantors) do grant, bargain, sell and convey unto KATE O. LEE and JEFF LEE (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

See attached Exhibit "A" for legal description.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of NOVEMBER 1990.

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Randall Dale
RANDALL DALE

Sheri Dale
SHERI DALE

State of Alabama
Jefferson County

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that SHERI DALE and RANDALL DALE 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of NOVEMBER 1990
Notary Public: Mark E. Tippins
My commission expires: 7-23-1993

Prepared by: Mark E. Tippins 15 Office Park Circle #202
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to : Jeff Lee 1213 Carrol Circle; Midfield Alabama 35228

This deed is given for the purpose of clearing the title.

MARK E. TIPPINS
ATTORNEY AT LAW
15 Office Park Circle

EXHIBIT "A"
LEGAL DESCRIPTION

That land located entirely within Shelby County, Alabama more properly known as follows:

The north 1/2 of the northeast 1/4 of the northeast 1/4 of Section 24, Township 18 South, Range 1 East, subject to a 20 foot right of way easement for road to eastern boundary line, containing 20 acres more or less; and also

the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 18 South Range 1 East, except a 100 foot easement to Alabama Power Company, containing 40 acres more or less.

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

90 NOV 27 AM 9:29

Thomas A. Jennings, Jr.
JUDGE OF PROBATE

1. Deed Tax	_____	\$.50
2. Mfg Tax	_____	\$ 5.00
3. Recording Fee	_____	\$ 3.00
4. Indexing Fee	_____	\$ 1.00
5. Notary Fee	_____	\$ 1.00
6. Certified Fee	_____	\$ 1.00
Total	_____	\$ 9.50

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