

1069
WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

That in consideration of SEVENTY THREE THOUSAND FIVE HUNDRED and no/100'S DOLLARS (\$73,500.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I; KATE O. LEE, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto MIKE CLARK and SONYA CLARK (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to wit:

See Exhibit "A" for legal description

All of the above consideration is from a purchase money mortgage.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are excepted.

This property has never been the homestead of the grantor.

TO HAVE AND TO HOLD Unto the said GRANTEE.

And we do for ourselves and for my our, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 our hand(s) and seal(s) this 11th day of MAY 1991.

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Kate O. Lee
KATE O. LEE

State of Alabama
County of Jefferson

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 11th day of MAY 1991.

Notary Public: Mark E. Tippins

Prepared by: Mark E. Tippins 14 Office Park Circle #105
Birmingham, Alabama 35223 (205) 870-4343

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.

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CERTIFY THAT
INSTRUMENT WAS FILED

91 MAY 14 AM 10:44

JUDGE OF PROBATE

1	Deed Tax	<i>No tax paid</i>
2		
3		5.00
4		5.00
5		1.00
6		1.00
Total		12.00