

JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) J. Michael Joiner

(Address) PO Box 1012, Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-seven Thousand Five Hundred and 00/100--11--- DOLLARS

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

Stephen H. Lee, a married man

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

James Denny and wife, Helen Denny

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

A parcel of land in the SE ¼ of the SE ¼ of Section 10, Township 21 South, Range 3 West described as follows:

3 West described as follows:
Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 80.0 feet to a point on the Easterly margin of Warrior Drive; thence turn a deflection angle of 89 deg. 30 min. 02 sec. right and run Southerly a distance of 1,335.99 feet to a point on the North margin of Shelby County Highway 26; thence turn a deflection angle of 89 deg. 28 min. 58 sec. left and run Easterly along said margin of said Highway a distance of 192.39 feet to a point; thence turn a deflection angle of 2 deg. 36 min. 11 sec. left and run a distance of 136.66 feet to a point; thence turn a deflection angle of 2 deg. 36 min. 11 sec. left and run a distance of 47.49 feet to the point of beginning of the property being described; thence continue along last described course along the said North margin of said Highway No. 26 a distance of 156.53 feet to a point; thence turn a deflection angle of 84 deg. 23 min. 02 sec. left and run Northerly a distance of 138.83 feet to a point; thence turn a deflection angle of 88 deg. 11 min. 46 sec. left and run Westerly a distance of 156.83 feet to a point; thence turn a deflection angle of 90 deg. 05 min. 07 sec. left and run Southerly a distance of 153.85 feet to a point of beginning; being situated in Shelby County, Alabama.

subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

way, limitations, if any, of record.
The above property does not constitute the homestead of grantor or grantor's spouse.
All or a portion of the above recited purchase was paid from a mortgage loan closed

TO HAVE AND TO HOLD to the said GRANTEEES 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 hand(s) and seal(s), this 20th

day of May, 1992

WITNESS:

WITNESS:

_____ (Seal) Stephen H. Lee (Seal)
Stephen H. Lee

_____ (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

STATE OF ALABAMA

Shelby __ COUNTY

General Acknowledgment

I, Janet L. Pike, a Notary Public in and for said County, in said State,

hereby certify that Stephen H. 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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20th day of May, 1992 A.D.,

Janet L. Pike

Notary Public