

This instrument was prepared by

Send Tax Notice To: James Hinton Lee, III
121 Winterhaven Drive
Alabaster, Alabama 35007
address

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty eight thousand three hundred and No/100 (68,300.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ralph Scott McDanal and wife, Terri F. McDanal

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

James Hinton Lee, III and Susan Hill 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:

Lot 14, Block 5, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1992.

Subject to 35 foot building line reserved from Winter Haven Drive; as shown by recorded plat.

Subject to easements, as shown by recorded plat.

Subject to right of way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Real Volume 1, Page 354; Deed Book 310, Page 213 and Deed Book 310, Page 215.

Subject to easement to Southern Natural Gas Company in Deed Book 90, Pages 333 and 445.

Subject to easement to Plantation Pipeline Co. in Deed Book 112, Page 364.

Subject to easement to Alabaster Water & Gas Board in Deed Book 27, Page 391.

Subject to right of way to Shelby County, Alabama in Volume 280, Page 340.

Subject to right of way granted to South Central Bell Telephone Company by instrument(s) recorded in Real Volume 39, Page 365.

\$64,850.00 of the purchase price was paid from the proceeds of a mortgage loan closed 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 30th

day of June, 19 92

day of June, 19 92
WITNESSES
1992-13441
(Seal)

Ralph Scott McDanal (Seal)
Ralph Scott McDanal

Terri F. McDanal (Seal)
Terri F. McDanal

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Ralph Scott McDanal and wife, Terri F. McDanal 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 30th day of June, A. D., 19 92

Larry L. Halcomb

Notary Public.