STFM-04805

THIS INSTRUMENT PREPARED BY:

NAME: L. Owen

ADDRESS: 8 Penn Center, Phila., PA 19103

Send Tax Notice To:

Frankie L. Lee

3072 Thrasher Lane

Birmingham, Alabama 35244

160,000.00

STATE OF ALABAMA }
}
COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

Inst # 1994-29002

That in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MCCARTY, Trustees under Declaration of Trust, dated March 1, 1990**

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto

FRANKIE L. LEE AND DONNA C. LEE

(herein referred to as grantee, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Audubon Forest, First Addition as recorded in Map Book 16 page 122, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

And by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

09/23/1994-29002
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 25.50

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;d 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.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s), this 20th day of September, 19 94.

(Seal)

(Seal)

(Seal)

Terrell R. Johnson (Seal)
and
Eleanore F. Walker (Seal)

(Seal)

Trustees under Declaration of Trust dated March 1, 1990

STATE OF PENNSYLVANIA }
Philadelphia COUNTY }

General Acknowledgment

I, John Swiepz, a Notary Public in and for said County, in said State, hereby certify that Terrell R. Johnson **and** Eleanore F. Walker, **Trustees under Declaration of Trust dated March 1, 1990,** whose names **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 20th day of September, A.D., 19 94.

Notary Public

NOTARIAL SEAL
JOHN SWIEPZ
PA COMMISSIONER OF DEEDS
MY COMMISSION EXPIRES JULY 8, 1998