

4500.00

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF THE LAST WILL AND TESTAMENT OF JAMES M. LEE, SR., DECEASED WHICH WAS PROBATED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NUMBER 32-252.

This instrument was prepared by
WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 (\$1.00) and other good and valuable considerations to the undersigned VIRGINIA RUTH L. YOUNG, as Executrix and Personal Representative of the Estate of James M. Lee, Sr., deceased (herein referred to as "Grantor"), in hand paid by JOHNNIE RUTH C. LEE (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following and hereinafter described parcel of real estate situated in Shelby County, Alabama, to-wit:

Lots 13 and 14 in Block 267 according to Picket's Survey of the Town of Calera, Alabama, and which heretofore been known as Lots 13 and 14 in Block 267 according to J. H. Danstan's survey and Map of the Town of Calera, Alabama. The two lots together fronting 100 feet on the North side of 20th Avenue as per said map and running back north along west side of 14th Street 150 feet to alley. (Parcel No. 28-5-21-3-002-032)

This conveyance is made subject to the following:

1. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

The undersigned Grantor limits her liability hereunder solely to the assets Grantor receives and holds in her capacity as Executrix and Personal Representative as aforesaid.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs and assigns forever.

06/13/1995-15407
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50

Inst # 1995-15407

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereunto set her signature and seal, this the 1st day of June, 1995.

Virginia Ruth L. Young Executrix
Virginia Ruth L. Young, Executrix
and Personal Representative
FLDL# 4520-872-37-542-0

Boyer A. Pence
Witness
Boyer A. Pence

STATE OF FLORIDA)

COUNTY OF Santa Rosa)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Virginia Ruth L. Young whose name as Executrix and Personal Representative of the Estate of James M. Lee, Sr., deceased 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 as such Executrix and Personal Representative, and with full authority, executed the same voluntarily for and as an act of the said estate, acting in her capacity as Executrix and Personal Representative as aforesaid, on the day the same bears date.

Given under my hand and official seal this 1 day of June, 1995.

Tamera K. Williams
Notary Public

My Commission Expires: _____

TAMERA K. WILLIAMS
"Notary Public-State of Florida"
My Commission Expires Oct. 19, 1996
OC 237800

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SHELBY COUNTY JUDGE OF PROBATE
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