

SEND TAX NOTICE TO: BILLY F. DUPREE AND CHERYL DUPREE
27418 HIGHWAY 145, WILSONVILLE, ALABAMA 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

06/28/1995-16873
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 114.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED TWO THOUSAND AND NO/100 DOLLARS (\$102,000.00) Dollars to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), WILLIAM RONNIE LEE AND WIFE, BETTY LEE (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, BILLY F. DUPREE AND CHERYL DUPREE (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

PARCEL I

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 1 EAST, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 1725.03 FEET TO THE EAST RIGHT OF WAY LINE OF ALABAMA STATE HIGHWAY NO. 145 AND THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 790.36 FEET TO A POINT ON THE POOL LINE OF LAY RESERVOIR WHICH IS ELEVATION 397.00; THENCE TURN AN ANGLE OF 136 DEGREES 34 MINUTES TO THE LEFT AND RUN ALONG CONTOUR LINE ELEVATION 397 A DISTANCE OF 88.79 FEET; THENCE TURN AN ANGLE OF 8 DEGREES 28 MINUTES TO THE RIGHT AND RUN ALONG SAID CONTOUR LINE A DISTANCE OF 76.36 FEET; THENCE TURN AN ANGLE OF 6 DEGREES 13 MINUTES TO THE LEFT AND RUN ALONG SAID CONTOUR LINE A DISTANCE OF 50.37 FEET; THENCE TURN AN ANGLE OF 45 DEGREES 41 MINUTES TO THE LEFT AND RUN A DISTANCE OF 604.34 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 145; THENCE TURN AN ANGLE OF 75 DEGREES 59 MINUTES TO THE LEFT AND RUN ALONG SAID HIGHWAY RIGHT OF WAY A DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING. SITUATED IN THE SE 1/4 OF THE SW 1/4, SECTION 14, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

PARCEL II

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 1725.03 FEET TO THE EAST RIGHT OF WAY LINE OF ALABAMA STATE HIGHWAY NO. 145; THENCE TURN AN ANGLE OF 75 DEGREES 59 MINUTES TO THE LEFT AND RUN ALONG SAID HIGHWAY RIGHT OF WAY A DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 75 DEGREES 59 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 604.34 FEET TO A POINT ON POOL LINE OF LAY RESERVOIR, WHICH IS ELEVATION 397; THENCE TURN AN ANGLE OF 134 DEGREES 19 MINUTES TO THE LEFT AND RUN ALONG SAID ELEVATION LINE A DISTANCE OF 60.03 FEET; THENCE TURN AN ANGLE OF 8 DEGREES 27 MINUTES TO THE LEFT AND CONTINUE ALONG SAID POOL LINE A DISTANCE OF 104.32 FEET; THENCE TURN AN ANGLE OF 2 DEGREES 10 MINUTES TO THE RIGHT AND CONTINUE ALONG SAID POOL LINE A DISTANCE OF 29.51 FEET; THENCE TURN AN ANGLE OF 39 DEGREES 46 MINUTES 35 SECONDS TO THE LEFT AND RUN A DISTANCE OF 423.43 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ALABAMA STATE HIGHWAY NO. 145; THENCE TURN AN ANGLE OF 75 DEGREES 36 MINUTES 25 SECONDS TO THE LEFT AND RUN ALONG SAID HIGHWAY RIGHT OF WAY A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING. SITUATED IN THE SE 1/4 OF SW 1/4, SECTION 14, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER SECTION 14, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1725.03 FEET TO THE EAST RIGHT OF WAY OF ALABAMA STATE HIGHWAY 145; THENCE TURN AN ANGLE TO THE LEFT OF 75 DEGREES 59 MINUTES AND RUN ALONG SAID HIGHWAY RIGHT OF WAY 190 FEET TO BEGIN. THENCE CONTINUE ALONG SAID RIGHT OF WAY 100 FEET TO A POINT. THENCE TURN AN ANGLE TO THE RIGHT OF 76 DEGREES AND RUN 423.43 FEET TO A POINT ON THE WATER LINE OF LAY RESERVOIR. THENCE TURN RIGHT AND RUN SOUTHEASTERLY ALONG SAID RESEVOIR LINE 100 FEET. THENCE TURN RIGHT AND RUN 530 FEET TO THE POINT OF BEGINNING. SITUATED IN SE 1/4 OF SW 1/4, SECTION 14, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 said GRANTEES, their heirs and assigns, that I(we) am(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.

inst # 1995-16873

Chadler Title

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), on JUNE 16, 1995.

William Ronnie Lee
WILLIAM RONNIE LEE

Betty Lee
BETTY LEE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that WILLIAM RONNIE LEE AND WIFE, BETTY LEE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JUNE 16, 1995.

My commission expires:

4/20/99

William Ronnie Lee
Notary Public

1st * 1995-16873

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