

Send tax notice to:
H. Russell Steele
Susan A. Steele
2992 Longleaf Lane
Helena, Alabama 35080

This instrument prepared by:
Stewart-Davis, P.C.
3800 Colonnade Parkway
Suite 650
Birmingham, Alabama 35243

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Two Thousand Nine Hundred and No/100 Dollars (\$122,900.00) in hand paid to the undersigned Kenneth Shawn Lee and wife, Kimberly F. Lee (hereinafter referred to as the "Grantors") by H. Russell Steele and wife, Susan A. Steele (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, Royal Pines, Phase II, as recorded in Map Book 15, Page 19 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1996.
2. Restrictions appearing of record in Real Volume 339, Page 180.
3. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by

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09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB

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instrument(s) recorded in Real Volume 377, Page 437.

4. 40 foot building line from Longleaf Lane and Griffin Drive; 5 foot easement along Southwest lot line; as shown on recorded map.

- (\$104,465.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 27th day
of November, 1995.

Kenneth Shawn Lee
Kenneth Shawn Lee

Kimberly F. Lee
Kimberly F. Lee

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that Kenneth Shawn Lee and wife, Kimberly F. Lee, whose names are signed to the
foregoing instrument and who are known to me, acknowledged before me on this day that, being
informed of the contents of the instrument, they executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this the 27th day of November, 1995.

Robert T. Davis
Notary Public

[NOTARIAL SEAL]

My Commission expires: 2-4-99

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