

This instrument was prepared by

Send Tax Notice To:

William H. HalbrooksDavid A. Lee(Name)  
704 Independence Plaza  
Birmingham, Alabama 35209(Name)  
5100 Willow Circle  
(Address)  
B'ham, AL 35242**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand, Five Hundred & no/100-----(\$12,500.00)----- Dollarsto the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Roy L. Martin, a married man and Sherwood J. Stamps, a married man

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

David A. Lee and Tamara J. 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:

All that part of Lot A, according to the Survey of Sunny Meadows, First Sector, Second Phase, as recorded in Map Book 8, Page 7, in the Probate Office Shelby County lying within Section 11, Township 19 South, Range 2 West, Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excpeted.

Subject to current taxes, easements and restrictions of record.

The property conveyed herein is not the homestead of Roy L. Martin or Sherwood J. Stamps, nor that of their spouses

Inst # 1996-08432

03/15/1996-08432  
08:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCD 21.00

Inst # 1996-08432

TO HAVE AND TO HOLD, to 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 8th day of March, 19 96.

(Seal)

Roy L. Martin

(Seal)

(Seal)

Sherwood J. Stamps

(Seal)

STATE OF ALABAMA

COUNTY OF Jefferson

## General Acknowledgment

the undersigned

I, Roy L. Martin & Sherwood J. Stamps, a Notary Public in and for said County in said State, hereby certify that 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 the 8th day of March, 19 96

Notary Public

William H. Halbrooks