

This instrument was prepared by

William H. Halbrooks

(Name)

704 Independence Plaza  
Birmingham, Alabama 35209

(Address)

David A. Lee

(Name)

5100 Willow Circle  
B'ham, AL 35242

(Address)

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Five Thousand and no/100-----(\$75,000.00) Dollarsto the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Marilyn J. Wehby, an unmarried woman(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:

Inst # 1996-08433

Lot 23, according to the Survey of Mountain Ridge Estates, 1st Sector, as  
recorded in Map Book 7, Page 100 A & b, in the Probate Office of Shelby  
County, Alabama. Mineral and mining rights excepted.That part of Lot A, lying within Section 14, Township 19, Range 2 West,  
according to the Survey of Sunny Meadows, First Sector, Second Phase, as  
recorded in Map Book 8, Page 7, in the Probate Office of Shelby County,  
Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

03/15/1996-08433  
08:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATETO 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, I have hereunto set my hand(s) and seal(s), this 8th day of  
March 19 96

(Seal)

Marilyn J. Wehby (Seal)  
Marilyn J. Wehby

(Seal)

(Seal)

STATE OF ALABAMA  
COUNTY OF Jefferson

## General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Marilyn J. Wehby, whose name(s) 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, 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 96William H. Halbrooks  
Notary Public  
William H. Halbrooks