

96-2200

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

LAWRENCE I. LEE
500 11TH STREET NW
ALABASTER, AL 35007

Inst # 1996-60950

04/04/1996-10950
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00
002 504

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED and 00/100 (\$119,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOSEPH LEE HOLLIS and VICKIE J. HOLLIS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LAWRENCE I. LEE and CHARLOTTE IRENE LEE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 11, BLOCK 2, ACCORDING TO THE SURVEY OF HAMLET, SECOND SECTOR, AS RECORDED IN MAP BOOK 8 PAGE 36 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 35 feet reserved from street as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 40 page 209 and Deed Book 220 page 329 in Probate Office.
4. Easement(s) to Plantation Pipeline Co. as shown by instrument(s) recorded in Deed 112 page 322 and Misc. Book 35 page 51 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 344 page 401 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 8 page 56.


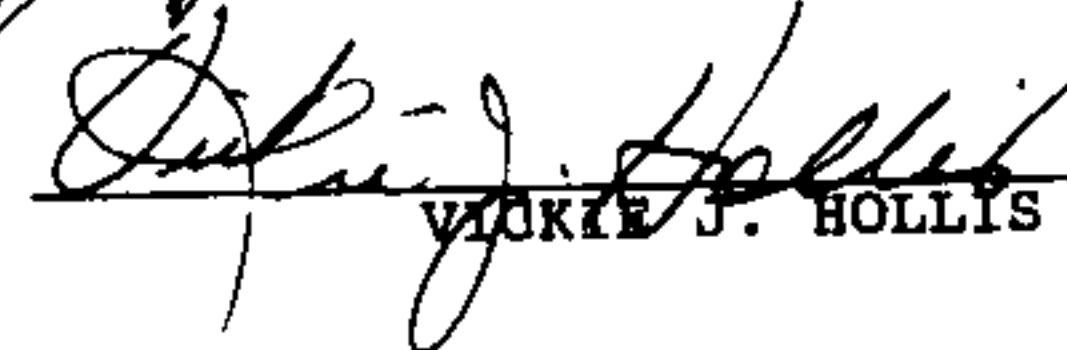
\$119,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JOSEPH LEE HOLLIS and VICKIE J. HOLLIS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29TH day of March, 1996.


JOSEPH LEE HOLLIS

VICKIE J. HOLLIS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOSEPH LEE HOLLIS and VICKIE J. HOLLIS, HUSBAND AND WIFE, 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29TH day of March, 1996.


Notary Public

My commission expires: 2/17/2000

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