

This Instrument was prepared by:
Mary Lynn Campisi
3017 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Donald W. Lee
108 Cedar Cove Drive
Pelham, Alabama 35124

Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of One Hundred Forty-Six Thousand Five Hundred and no/100th, (\$146,500.00) Dollars and other good and valuable consideration, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **RALPH W. SHEFFIELD and ELIZABETH S. SHEFFIELD, husband and wife**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **DONALD W. LEE and AMY C. LEE, husband and wife**, (Herein referred to as GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama, To-wit:

Lot 5, Block 1, Cedar Cove, Phase II, as recorded in Map Book 9, page 111 in the Probate Office Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

The above property is conveyed subject to:

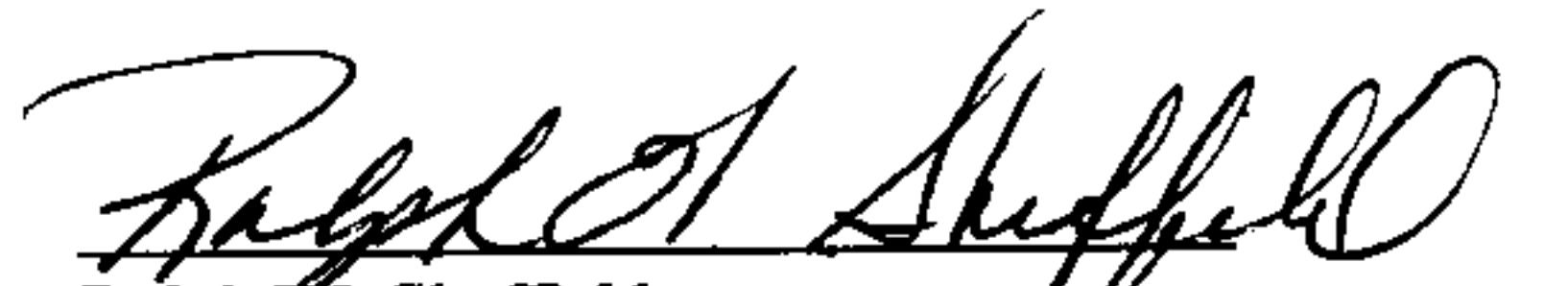
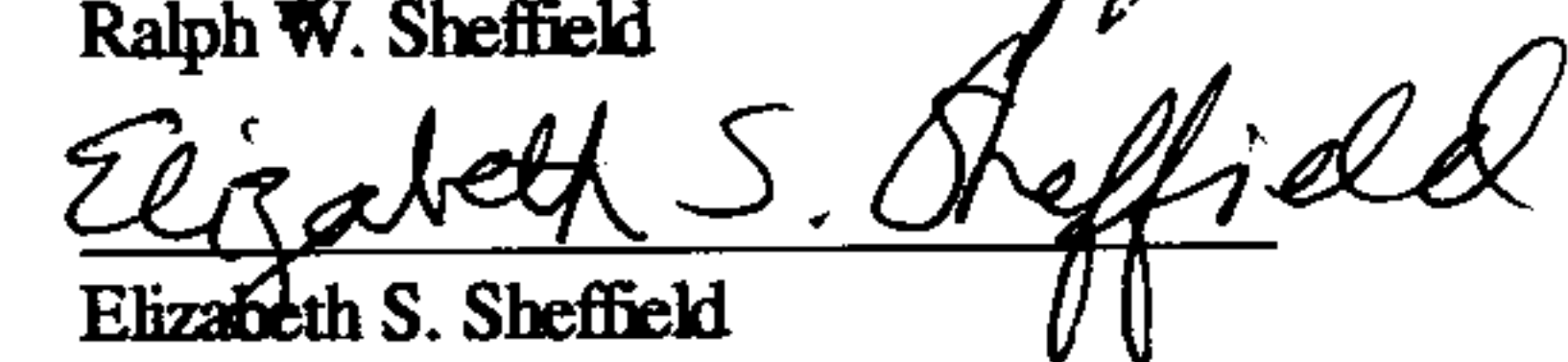
1. Subject to ad valorem taxes for 1996 and subsequent years, said taxes being a lien but not due and payable until October 1, 1996. Parcel ID# 58-13-1-11-4-003-004.013
2. Building setback line of 40 feet reserved from Cedar Cove Drive as shown by plat.
3. Public easements as shown by recorded plat, including 10 foot easement to the rear.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 46, page 313 in Probate Office.
5. Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 50 page 254 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, including rights set out in Deed Book 357, page 199 and Deed Book 357 page 198 in Probate Office.

7. Restrictions, limitations and conditions as set out in Map Book 9 page 111.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, Ralph W. Sheffield and Elizabeth S. Sheffield has hereunto set his hand and seal, this 31st day of May, 1996.


Ralph W. Sheffield

Elizabeth S. Sheffield

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph W Sheffield and Elizabeth S. Sheffield, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 1996.



Notary Public

My commission expires: 3/11/00

Inst # 1996-17926

06/04/1996-17926
12:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 40.50