

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

Send Tax Notice To:
JoAnna McClellan
525 Creekview Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
)
 JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY SIX THOUSAND FIVE HUNDRED AND 00/100----- (\$96,500.00) Dollars to the undersigned Grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **DONALD W. LEE and AMY C. LEE, husband and wife**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JOANNA MCCLELLAN**, (herein referred to as GRANTEE) in fee simple, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 10, Block 1, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, page 57 in the Probate Office of Shelby County, Alabama; being situated in Shelby county, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. \$94,200.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.
2. Ad valorem taxes for 1996 and subsequent years, said taxes being a lien but not due and payable until October 1, 1996.
3. Building setback line of 30 feet reserved from Creekview Drive and Creekview Circle, as shown on Plat recorded in the Probate Office of Shelby County, Alabama.
4. Restrictions, covenants and conditions as set out in instruments recorded in Deed Book 263, page 350 and Deed Book 263, page 335, in said Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 108, page 379, in said Probate Office.
6. Right-of-Way granted to Alabama Power Company and south Central Bell by instrument recorded in Deed Book 265, page 223, in said Probate Office.

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SHELBY COUNTY JUDGE OF PROBATE
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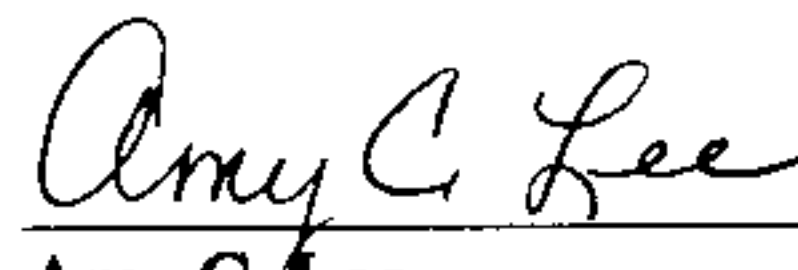
Inst # 1996-17929

7. 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 Instrument No. 1993-16743, in said Probate Office.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, his 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 the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of May, 1996.


Donald W. Lee


Amy C. Lee

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald W. Lee and Amy C. Lee, husband and wife, whose names are signed to the foregoing conveyance and who 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 31st day of May, 1996.


Notary Public
My Commission Expires:

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