

This instrument was prepared by:

(Name) STEWART & ASSOCIATES, P.C.  
(Address) 3800 Colonnade Parkway, Suite 650  
Birmingham, AL 35243

Send Tax Notice to:

(Name) CLAUDE E. LEE  
(Address) 7476 Bear Creek Road  
Sterret, AL 35147**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,That in consideration of FOUR HUNDRED SIXTY FIVE THOUSAND AND NO/100 (\$465000.00) DOLLARS,to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we  
RANDY D. BRITT and JENNY P. BRITT, husband and wife  
(herein referred to as grantors), do grant, bargain, sell and convey untoCLAUDE E. LEE and MARY PAXTON 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:

See Exhibit "A" attached hereto and made a part and parcel hereof for a complete description of the property being conveyed herein.

SUBJECT, to any and all restrictions, easements and rights-of-way of record affecting said property, if any.

\$372000.00 of the purchase price herein is from the proceeds of a purchase money mortgage, executed this date and to be recorded simultaneously herewith.

12/26/1996-42176  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MEL 184.00

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 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 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 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 27th day of November, 19 96.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)Randy D. Britt (Seal)  
Jenny P. Britt (Seal)  
Jenny P. Britt (Seal)

STATE OF ALABAMA

JEFFERSON County } General AcknowledgmentI, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDY D. BRITT & JENNY P. BRITT, whose name s 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 27th day of November, 19 96.  
MY COMMISSION EXPIRES OCTOBER 27, 1997

My Commission Expires:

Notary Public

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**EXHIBIT "A"**

**A PARCEL OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 EAST; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID NW 1/4 OF THE NW 1/4 A DISTANCE OF 1168.77 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY ROAD 43; THENCE RIGHT 39 DEG. 03 MIN. 54 SEC. NORTHEASTERLY 79.33 FEET ALONG SAID RIGHT OF WAY; THENCE RIGHT 81 DEG. 24 MIN. 06 SEC. SOUTHEASTERLY 511.63 FEET; THENCE RIGHT 42 DEG. 32 MIN. 01 SEC. SOUTHEASTERLY 637.33 FEET; THENCE RIGHT 68 DEG. 08 MIN. 39 SEC. SOUTHWESTERLY 151.15 FEET; THENCE RIGHT 13 DEG. 22 MIN. 44 SEC. SOUTHWESTERLY 619.88 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**Inst # 1996-42176**

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11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NEL 104.00**