

(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:

AMY LEE THAMES
2077 BUTLER ROAD
ALABASTER, AL 35007

Inst 1997-08376

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED DOLLARS and 00/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES L. LEE and MARY B. LEE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto AMY LEE THAMES, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 438.84 FEET TO A POINT; THENCE TURN 87 DEGREES 28 MINUTES 16 SECONDS RIGHT AND RUN SOUTHERLY A DISTANCE OF 760.72 FEET TO A STEEL PIN CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 105.00 FEET TO A POINT; THENCE TURN 90 DEGREES 00 MINUTES 00 SECONDS LEFT AND RUN EASTERLY 210.00 FEET TO A STEEL PIN CORNER; THENCE TURN 90 DEGREES 00 MINUTES 00 SECONDS LEFT AND RUN NORTHERLY 105.00 FEET TO A STEEL PIN CORNER; THENCE TURN 90 DEGREES 00 MINUTES 00 SECONDS LEFT AND RUN WESTERLY 210.00 FEET TO THE POINT OF BEGINNING.

THERE IS A PROPOSED 20.0 FOOT WIDE EASEMENT REQUIRED FOR ACCESS TO THIS PROPERTY THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN EASTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 438.84 FEET TO A POINT; THENCE TURN 87 DEGREES 28 MINUTES 16 SECONDS RIGHT AND RUN SOUTHERLY 865.72 FEET TO A POINT; THENCE TURN 90 DEGREES 00 MINUTES 00 SECONDS LEFT AND RUN EASTERLY 210.00 FEET TO A POINT; THENCE TURN 90 DEGREES 00 MINUTES 00 SECONDS LEFT AND RUN NORTHERLY 10.00 FEET TO THE POINT OF BEGINNING, ON THE CENTERLINE OF THE EASEMENT BEING DESCRIBED; THENCE TURN 90 DEGREES 00 MINUTES 00 SECONDS RIGHT AND RUN EASTERLY 10.37 FEET TO A POINT; THENCE TURN 89 DEGREES 12 MINUTES 50 SECONDS RIGHT AND RUN SOUTHERLY 150.12 FEET TO A POINT; THENCE TURN 52 DEGREES 16 MINUTES 32 SECONDS LEFT AND RUN SOUTHEASTERLY 130.19 FEET TO A POINT; THENCE TURN 38 DEGREES 14 MINUTES 13 SECONDS RIGHT AND RUN SOUTHERLY 83.12 FEET TO A POINT; THENCE TURN 11 DEGREES 34 MINUTES 37 SECONDS RIGHT AND RUN SOUTHERLY 140.70 FEET TO THE INTERSECTION OF EASEMENT CENTERLINE WITH THE NORTH RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 12 WEST AND THE END OF EASEMENT. SAID EASEMENT BEING TEN FEET ON EITHER SIDE OF JUST DESCRIBED CENTERLINE.

03/19/1997-08376
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE REC 11.38

SUBJECT TO:

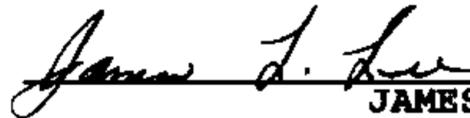
1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Subject to easements and restrictions of record.

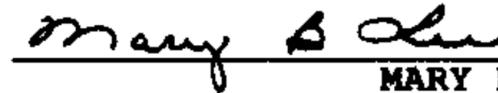
THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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, JAMES L. LEE and MARY B. LEE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of March, 1997.


JAMES L. LEE


MARY B. LEE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES L. LEE, MARY B. LEE 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 14TH day of MARCH, 1997.


Notary Public

My commission expires: 01/16/00

Inst # 1997-08376

03/19/1997-08376
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 11.50