

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

Pruett, Brown, Turner  
& Horsley, L.L.C.  
Attorneys at Law  
2340 Woodcrest Place  
Suite 150  
Birmingham, Alabama 35209

JACKIE T. LEE, JR.  
56 LITTLE CREEK CIRCLE  
CHELSEA, ALABAMA 35043

STATE OF ALABAMA)  
COUNTY OF SHELBY)

03/19/1997-08474  
11:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SNA 14.30

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of SIXTY SEVEN THOUSAND SIX HUNDRED SEVENTY FIVE DOLLARS and 00/100 (\$67,675.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, **MARTIN M. MULLER, A SINGLE MAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JACKIE T. LEE, JR. AND DEANNA M. LEE, HUSBAND AND WIFE**, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

SUBJECT TO:

1. Taxes and assessments for the year 1997, and subsequent years, which are not yet due and payable.
2. 35 foot building line as shown by recorded Map.
3. 10 foot Easement on Rear, as shown by recorded Map.
4. Restrictions appearing of record in Volume 269, page 156, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
5. Transmission line permit to Alabama Power Company as recorded in Deed Book 266, page 229 in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 136, Page 308 and Deed Book 133, page 419, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Deed Book 13, pages 1 and 2, in the Probate Office of Shelby County, Alabama.

\$69,536.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MARTIN M. MULLER, A SINGLE MAN, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of February, 1997.

  
MARTIN M. MULLER

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARTIN M. MULLER, A SINGLE MAN, 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 28th day of February, 1997.

  
Notary Public

My commission expires ~~MY COMMISSION EXPIRES~~  
MAY 24, 1998

**EXHIBIT "A"**

A part of Lot 16, according to the survey of Chelsea Estates, First Addition as recorded in Map Book 5, page 65, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 19 South, Range 1 West; thence run West along the Northern boundary line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for 653.85 feet; thence turn as angle of 90 degrees 00 minutes left and run Southerly for 610.94 feet to the point of beginning; thence turn 50 degrees 52 minutes 50 seconds left and run Southeasterly for 276.29 feet to the Northwestern right of way line of Little Creek Circle; thence turn an interior angle of 85 degrees 49 minutes left to chord of a curve with a delta angle of 07 degrees 33 minutes and an arc of 125.13 feet; thence run along said chord for 125.04 feet; thence turn an interior angle from chord of 94 degrees 07 minutes left and run Northwesterly for 240.0 feet; thence turn an interior angle of 102 degrees 23 minutes 30 seconds left and run 127.3 feet to the point of beginning.

Inst # 1997-08474

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