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This instrument was prepared by:
GALLOWAY & MOSS
Attorney at Law
11 OAK STREET
Birmingham, Alabama 35213

Send tax notice to:

James M. Lee
59 Calmont Woods Drive
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Seventy Six Thousand Six Hundred and 00/100 (\$76,600.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charlotte B. Lash Hinkle and Husband Ricky Hinkle

(herein referred to as grantors) do grant, bargain, sell and convey unto

James M. Lee and Carol H. Lee

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in ~~JEFFERSON~~ ^{Shelby} County, Alabama to-wit:

See Exhibit "A" attached hereto and incorporated herein

Charlotte B. Lash Hinkle is one and the same as Charlotte B. Lash

All of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

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 the 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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (We) have set my (Our) hand(s) and seal(s), this 20th day of June, 1997.

WITNESS:

_____(Seal) Charlotte B. Lash Hinkle (Seal)
Charlotte B. Lash Hinkle
_____(Seal) Ricky Hinkle (Seal)
Ricky Hinkle

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Charlotte B. Lash Hinkle and ~~whose name 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 (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June A.D., 1997.

* Ricky Hinkle

notary public
07/11/1997 MY COMMISSION EXPIRES
12:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1997-21923

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12:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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EXHIBIT "A"

Lot 5, according to the Survey of Calmont Subdivision, as recorded in Map Book 4, page 4, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that part of said lot condemned by the state in condemnation case# 29-138 more particularly described as:

A part of Lot No 5 according to the survey of the Calmont Subdivision the map or plat of which is recorded in Map Book 4, Page 4 in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows: Commencing at the northwest corner of said Lot; thence southerly along the west line of said lot a distance 380 feet, more or less, to the point of beginning of the property herein to be conveyed said point of beginning being on a line which extends from a point that is 40 feet northeasterly of and at right angles to the centerline of Project No. OLB-059-025-001 at Station 83+00 to a point that is 45 feet northeasterly of and at right angles to the centerline of said Project at Station 95+75; thence southeasterly along a line a distance of 32 feet, more or less, to said point that is 45 feet northeasterly of and at right angles to the centerline of said Project at Station 95+75; thence northeasterly along a line a distance of 98 feet, more or less, to a point on the present northwest right-of-way line of Lake Woods Drive the Southeast line of said Lot, that is northwesterly of and at right angles to the traverse of said Drive at Station 2+00; thence southwesterly along said southeast line a distance of 80 feet, more or less, to the present northeast right-of-way line of Alabama Highway No. 25, the southwest line of said Lot; thence northwesterly along said southwest line a distance of 90 feet, more or less, to the west line of said Lot; thence northerly along said west line a distance of 16 feet, more or less, to the point of beginning.

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