

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

This Form Provided By

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Robert E. Lee

(Address) 145 Breland St.
Wilsonville, Al. 35186

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

David House and wife, Jennifer House

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

Hobert E. Lee and Judy W. 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:

A parcel of land lying in the SE 1/4 of SE 1/4 of Section 19, Township 20 South, Range 2 East, and more particularly described as follows:
Starting at the Southwest corner of the said SE 1/4 of SE 1/4, Section 19, Township 20 South, Range 2 East, run Northerly along the West boundary line of the said SE 1/4 of SE 1/4 a distance of 45.0 feet to an iron marker on the North right of way line of an easement for a road and utilities, the point of beginning; thence continue Northerly along the said West boundary of the said SE 1/4 of SE 1/4 a distance of 326.6 feet to an iron marker; thence turn an angle of 90 degrees 00 minutes to the right and run Easterly a distance of 851.2 feet an iron marker on the West right of way line of Shelby County Highway No. 441 (Yellowleaf-Robinson Public Road); thence run Southwesterly along the said West right of way line of said Highway No. 441 a distance of 353.5 feet to an iron marker on the said North right of way line of said easement for a road and utilities; thence run Westerly along the said North line for said road and utilities, a distance of 715.9 feet to the point of beginning; being situated in the SE 1/4 of SE 1/4, Section 19, Township 20 South, Range 2 East, Shelby County, Alabama; being situated in Shelby County, Alabama.
LESS AND EXCEPT property described in Inst. #1992-8264.

Subject to restrictions, easements and rights of way of record.

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, we have hereunto set our hand(s) and seal(s), this 26 day of September, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

David House
David House

Jennifer House
Jennifer House

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County on said State

hereby certify that David House and Jennifer House 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 26 day of September, A. D., 19 97

Maute 2 Wilder
Notary Public

Inst # 1997-31200
09/26/1997-31200
02:55 PM CLERKIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD

Inst # 1997-31200