

SEND TAX NOTICE TO:

This instrument prepared by:  
Patrick F. Smith  
4 Office Park Circle, Suite 212  
Birmingham, Alabama 35223

(Name) Thomas W. Lee  
(Address) 100 Cedar Cove Drive  
Pelham, Alabama 35124

### Warranty Deed

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ ONE HUNDRED TWENTY THOUSAND AND NO/100-----  
----- DOLLARS (\$120,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,  
Kirk R. Thomas and Sylvia D. Thomas, Husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Thomas W. Lee and Jackie L. 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:

Lot 1, in Block 1, according to the survey of Cedar Cove, Phase I, as recorded  
in Map Book 9, page 53, in the Office of the Judge of Probate of Shelby  
County, Alabama.

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

Inst # 1997-41649

12/23/1997-41649  
11:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 128.50

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/I have set our/my hand(s) and seal(s), this 18th day of December, 1997.  
Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Kirk R. Thomas (Seal)  
Kirk R. Thomas  
Sylvia D. Thomas (Seal)  
Sylvia D. Thomas  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

I, Melissa Kessler Smith, a Notary Public in and for said County, in said State, hereby certify that  
Kirk R. Thomas and wife, Sylvia D. Thomas  
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 18th day of December, A.D., 1997

Melissa Kessler Smith  
Melissa Kessler Smith Notary Public

My Commission Expires: November 14, 2001