

SEND TAX NOTICE TO:

(Name) Johnny Lee

(Address) P.O. Box 251
Wiltsville Alabama 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 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 Twenty-Eight Thousand Eighty and no/100----- DOLLARS

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

Nelson Wayne Archer and wife, Janice Archer

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

Johnny Lee and Sandy 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$23,080.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1998-02180

01/22/1998-02180
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

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 21st

day of January, 19 98

WITNESS:

(Seal)

Nelson Wayne Archer (Seal)
Nelson Wayne Archer

(Seal)

Janice Archer (Seal)
Janice Archer

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nelson Wayne Archer and wife, Janice Archer 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 21st day of January, A. D., 19 98.

[Signature]
Notary Public

Inst # 1998-02180

EXHIBIT "A"
LEGAL DESCRIPTION, CONTINUED

PARCEL II:

A part of the NE 1/4 of the NW 1/4, a part of the SE 1/4 of the NW 1/4, and a part of the SW 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run Westerly along the North line thereof for 902.79 feet; thence 156 degrees 23 minutes 40 seconds left run Southeasterly 355.33 feet; thence 21 degrees 53 minutes 35 seconds left run Easterly 183.05 feet; thence 81 degrees 27 minutes 56 seconds right run Southerly 793.69 feet; thence 24 degrees 55 minutes 51 seconds left run Southeasterly 599.29 feet; thence 19 degrees 20 minutes 42 seconds right run Southerly 476.51 feet; thence 12 degrees 57 minutes 04 seconds right run Southerly 147.86 feet; thence 82 degrees 45 minutes 50 seconds left run Easterly for 274.91 feet; thence 94 degrees 25 minutes 36 seconds left run Northerly 230.47 feet; thence 70 degrees 44 minutes 43 seconds right run 142.09 feet; thence 97 degrees 04 minutes 16 seconds left run 189.31 feet; thence 49 degrees 46 minutes 10 seconds left run Northwesterly 155.66 feet; thence 34 degrees 13 minutes 40 seconds right run Northwesterly 333.20 feet; thence 51 degrees 26 minutes 35 seconds left run Westerly 106.94 feet to a fence corner; thence 89 degrees 33 minutes 26 seconds right run Northerly along said fence 1344.59 feet to the point of beginning.

Also a 30-foot easement for Egress and Ingress, the centerline of which is described as follows:

Begin at the NE corner of the NE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run Westerly along the North line thereof for 902.79 feet; thence 156 degrees 23 minutes 40 seconds left run Southeasterly 355.33 feet; thence 21 degrees 53 minutes 35 seconds left run Easterly 183.05 feet; thence 81 degrees 27 minutes 56 seconds right run Southerly 793.69 feet; thence 24 degrees 55 minutes 51 seconds left run Southeasterly 599.29 feet; thence 19 degrees 20 minutes 42 seconds right run Southerly 476.51 feet; thence 12 degrees 57 minutes 04 seconds right run Southerly 162.98 feet to the point of beginning; thence 82 degrees 45 minutes 50 seconds left run Easterly for 771.27 feet; thence 13 degrees 18 minutes 46 seconds left run Easterly 179.34 feet; thence 19 degrees 15 minutes 34 seconds right run 289.07 feet; thence 24 degrees 00 minutes 48 seconds left run 152.0 feet; thence 10 degrees 54 minutes 57 seconds right run 239.83 feet; thence 52 degrees 34 minutes 48 seconds left run Northeasterly 170.02 feet to the Westerly right of way of Shelby County Highway #55 and the point of ending. According to survey of Thomas E. Simmons, RLS #12945, dated January 15, 1998.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A part of the NE 1/4 of the NW 1/4, a part of the SE 1/4 of the NW 1/4, and a part of the SW 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run Westerly along the North line thereof for 902.79 feet; thence 156 degrees 23 minutes 40 seconds left run Southeasterly 355.33 feet; thence 21 degrees 53 minutes 35 seconds left run Easterly 183.05 feet; thence 81 degrees 27 minutes 56 seconds right run Southerly 793.69 feet; thence 24 degrees 55 minutes 51 seconds left run Southeasterly 599.29 feet; thence 19 degrees 20 minutes 42 seconds right run Southerly 476.51 feet; thence 12 degrees 57 minutes 04 seconds right run Southerly 147.86 feet; thence 82 degrees 45 minutes 50 seconds left run Easterly for 274.91 feet; thence 94 degrees 25 minutes 36 seconds left run Northerly 230.47 feet to the point of beginning; thence 70 degrees 44 minutes 43 seconds right run 142.09 feet; thence 97 degrees 04 minutes 16 seconds left run 189.31 feet; thence 49 degrees 46 minutes 10 seconds left run Northwesterly 155.66 feet; thence 87 degrees 18 minutes 44 seconds left run Southwesterly 238.49 feet; thence 98 degrees 03 minutes 08 seconds left run Easterly 170.91 feet to the point of beginning.

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