

PREPARED BY:  
Connie Shaw Granata  
Post Office Box 94  
Chelsea, Alabama 35043

Send tax notice to:  
Joe and Mary Ann Lee  
65 Dogwood Drive  
Chelsea, Alabama 35043

STATE OF ALABAMA  
COUNTY OF SHELBY

## WARRANTY DEED

THIS INDENTURE, made and entered into on this the 27th day of July, 1998, by and between William E. Shaw, a married man, hereinafter referred to as GRANTOR, and Joe Lee and Mary Ann Lee, husband and wife, hereinafter referred to as GRANTEES;

WITNESSETH

That for and in consideration of the sum of FORTY THOUSAND DOLLARS (\$40,000), the receipt of which is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto the said GRANTEES, in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated, lying and being in the County of Shelby, State of Alabama, to wit:

A tract of land situated in the S.E. 1/4 of the S.W. 1/4 of Section 12, Township 20 South, Range 2 West being more particularly described as follows:

Beginning at the southwest corner of the S.E. 1/4 of the S.W. 1/4 of Section 12, Township 20 South, Range 2 West, and run in an easterly direction along the southerly line of said 1/4-1/4 section for a distance of 938.74 feet to a point; thence turn an angle to the left of 121°13'35" and run in a northwesterly direction for a distance of 520.22 feet to a point; thence turn an angle to the left of 58°44'08" and run in a westerly direction for a distance of 675.72 feet to a point on the westerly line of the foresaid 1/4-1/4 section; thence turn an angle of 90°54'41" to the left and run in a southerly direction along the westerly line of said 1/4-1/4 section for a distance of 445.36 feet to the point of beginning. Containing 359,255.72 square feet or 8.2474 acres.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above described real estate constitutes no portion of the homestead of the GRANTOR and his wife.

TO HAVE AND TO HOLD unto the said GRANTEES, in fee simple, and to their heirs and assigns forever.

And GRANTOR does, for his heirs, and assigns, covenant with said GRANTEES, heirs and assigns, that GRANTOR is lawfully seized in fee simple of said real estate, that said real estate is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey said real estate; that GRANTOR will and his heirs and assigns shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal on this the day and in the year first hereinabove written.

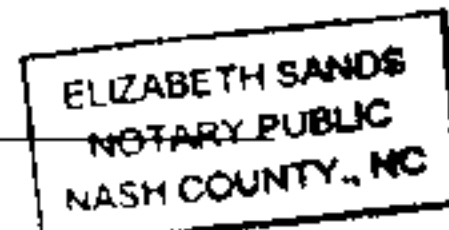
William E. Shaw  
WILLIAM E. SHAW

STATE OF North Carolina  
COUNTY OF Nash

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that William E. Shaw, whose name is signed to the foregoing conveyance, and who is 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 same bears date.

GIVEN UNDER MY HAND this the 27 day of July, 1998.

Elizabeth Sands  
Notary Public, State at Large



My Commission Expires: 10-17-99

NOTE: The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

08/05/1998-29832  
08:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 48.50