

This instrument was prepared without evidence of title.

Send Tax Notice to  
James H. Lee, III  
1813 E. Woodbrook Trail Circle  
Alabaster, AL 35007

STATE OF ALABAMA )

SHELBY COUNTY )

**WARRANTY DEED: JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred dollars and no/100 and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **James H. Lee, Jr. and wife, Lila Y. Lee**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL, AND CONVEY unto **James H. Lee, III and wife, Susan Hill Lee** hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit

Commence at the northeast corner of the northeast quarter of the southeast quarter of Section 17, Township 24 north, Range 12 east, Shelby County, Alabama and run thence South 00 degrees 00 minutes 00 seconds West along the north line of said quarter-quarter section a distance of 3,060.88 feet to a set steel rebar corner and the Point Of Beginning of the property being described; Thence continue along last described course a distance of 500.81 feet to a steel rebar corner on the easterly margin of Alabama Highway No. 25 in a curve to the left having a central angle of 01 degrees 37 minutes 10 seconds and a radius of 3124.58 feet; Thence run southwesterly along said margin of said Highway an arc distance of 88.32 feet to a steel rebar corner; Thence run South 66 degrees 52 minutes 50 seconds East a distance of 457.46 feet to a steel rebar corner; Thence run north 31 degrees 10 minutes 39 seconds East a distance of 280.00 feet to the point of beginning, containing 1.80 acres.

According to the survey by Joseph E. Conn, Jr., Alabama PLS No.#9049 on November 24, 1998.

This conveyance is subject to all easements, rights-of-ways and restrictions of record, if any, affecting said property.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 16<sup>th</sup> day of December, 1998 at 831 Island Street, Montevallo, Alabama

GRANTORS

James H. Lee, Jr. (L.S.)  
Lila Y. Lee (L.S.)

STATE OF ALABAMA )

SHELBY COUNTY )

**ACKNOWLEDGMENT**

I, ELIZABETH L. STEPHENS, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) James H. Lee, Jr. and Lila Y. Lee signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16<sup>th</sup> day of December, 1998

[Signature]  
NOTARY PUBLIC  
My Commission Expires 12-11-95

THIS INSTRUMENT PREPARED BY  
CHRISTOPHER R. SMITHERMAN  
ATTORNEY AT LAW  
831 ISLAND STREET  
MONTEVALLO, AL 35113  
(205) 665-4357

Inst # 1998-50640

12/18/1998-50640  
02:37 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 9.00