

SEND TAX NOTICE TO:

(Name) James M. Lee
167 Phillips Drive
(Address) Vincennes, AL 35178

This instrument was prepared by

(Name) W. L. Longshore, Jr.
2009 Second Ave North
(Address) Birmingham, AL 35203

Form 1-14 Rev. 9/97

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and 00/100 Dollars (\$2,000.00) and the execution of ~~XXXXXX~~
a purchase money mortgage in the amount of \$35,000.00,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~XX~~ I,

ANGELOUS D. KUHLMAN HENSON (formerly Angeous D. Kuhlman), a married woman,

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

JAMES M. LEE AND WIFE, TERESA A. 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 LEGAL DESCRIPTION ATTACHED HERETO AND MARKED AS EXHIBIT "A".

SUBJECT TO: (1) Restrictions and easements of record; and
(2) Taxes for the year 2000 which the Grantees herein agree
to assume and pay.

The property herein conveyed is not the Homestead of the Grantor.

Inst # 2000-07220

03/07/2000-07220
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PEACE
DRE WIS 12.00

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 covered or terminated during the joint lives of the grantees herein) in the event any 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 grantee 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, I have hereunto set my hand(s) and seal(s), this 21st
day of February, 2000.

WITNESS:

(Seal)

(Seal)

(Seal)

Angeous D. Kuhlman Henson
Angeous D. Kuhlman Henson (formerly
Angeous D. Kuhlman)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Angeous D. Kuhlman Henson, a married woman,
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21st day of February, A. D. 2000

[Signature]
My Commission Expires 7-17-2002 Notary Public.

EXHIBIT "A"

Commence at a corner in place accepted as the Southeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 04 deg. 18 min. 17 sec. East along the East boundary of said quarter-quarter section for a distance of 524.71 feet; thence proceed South 50 deg. 04 min. 17 sec. West for a distance of 406.02 feet to a corner in place being located on the Westerly boundary of Phillips Drive; thence proceed North 37 deg. 42 min. 05 sec. West along the Westerly boundary of said road for a distance of 105.0 feet to the point of beginning. From this beginning point continue North 37 deg. 25 min. 07 sec. West along the Westerly boundary of said road for a distance of 210.0 feet; thence proceed South 50 deg. 34 min. 09 sec. West for a distance of 208.71 feet; thence proceed South 37 deg. 26 min. 16 sec. East for a distance of 211.81 feet; thence proceed North 50 deg. 04 min. 17 sec. East for a distance of 208.71 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.01 acres.

Inst # 2000-07220

03/07/2000-07220
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00