

This instrument was prepared by

Send Tax Notice To: Paul B. Lee

(Name) LARRY L. Halcomb

name

4776 Sandpiper Lane

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED NINETY NINE THOUSAND FIVE HUNDRED AND NO/100
DOLLARS (\$199,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Daniel K. Brooks and wife, Nelda M. Brooks

(herein referred to as grantors) do grant, bargain, sell and convey unto Paul B. Lee and wife, Sandra C. 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 53, according to the Survey of Audubon Forest, First Addition, as recorded
in Map Book 11, page 122, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for year 2000.

Subject to restrictions or covenants; right of way to Alabama Power Company;
10 foot easement on Southeast; 20 foot easement crossing lot; restrictions as
shown by recorded map; and 35 foot building line, of record.

\$ 159,600.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 2000-13836

04/28/2000-13836
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 105 4830

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 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, we have hereunto set our hand(s) and seal(s), this 25th
day of April, 2000.

(Seal)

Daniel K. Brooks
Daniel K. Brooks

(Seal)

(Seal)

Nelda M. Brooks
Nelda M. Brooks

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Daniel K. Brooks and wife, Nelda M. Brooks
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 25th day of April, A.D., 2000

My Commission Expires
January 23, 2002

Larry L. Halcomb
Notary Public