

✓ This instrument was prepared by:
Kelley Winston
Law Offices of Raymond C. Winston
1800 12th Avenue South
Birmingham, AL 35205

Send Tax Notice to:
Roger Gregory Lee
Barbara Randall Lee
103 Glynn Hollow Circle
Chelsea, AL 35043

WARRANTY DEED, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Eight Thousand and 00/100 Dollars (\$308,000.00)** to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I, **Richard S. Schencker, a married man**, (herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto **Roger Gregory Lee and Barbara Randall Lee** (herein referred to as Grantee, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Glynn Hollow, as recorded in Map Book 24, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes and assessments not yet due and payable.
2. All easements, rights-of-way, restrictions, and reservations of record.

\$118,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

****The above described property does not constitute the homestead of the Grantor nor his spouse.**

TO HAVE AND TO HOLD Unto the said Grantee 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, we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto setforth our hands and seals, this 12th day of October, 2000.

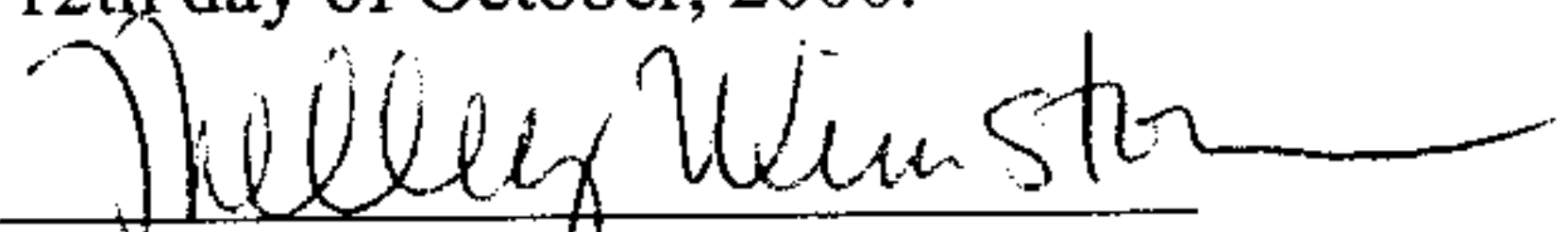

Richard S. Schencker

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Richard S. Schencker** 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, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of October, 2000.

My Commission Expires:


NOTARY PUBLIC

MY COMMISSION EXPIRES
OCTOBER 8, 2001

Inst # 2000-36136

10/17/2000-36136
01:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 189.00