

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:  
Stephen H. Lee  
135 Emerald Lake Drive  
Pelham, Alabama 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Thirteen Thousand and 00/100 (\$513,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James C. Culpepper, a married man, and Estate of Starling W. Baker** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Stephen H. Lee, a married man**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$462,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 13th day of March, 2001.

  
James C. Culpepper, Individually

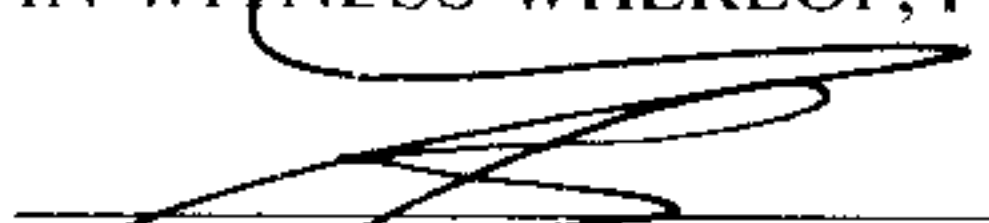
Estate of Starling W. Baker  
  
James C. Culpepper, Executor

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James C. Culpepper, a married man, 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 Instrument signed his name voluntarily on the day the same bears date

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of March, 2001.

  
NOTARY PUBLIC  
My Commission Expires: 3/17/03

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES MARCH 5, 2003

State of Alabama)  
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that James C. Culpepper, whose name as Executor of the Estate of Starling W. Baker 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, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HANDS THIS THE 13<sup>th</sup> DAY OF MARCH, 2001.

My Commission Expires:  
3/17/03

  
Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES MARCH 5, 2003

03/15/2001-09163  
08:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 65.00

Inst # 2001-09163

Exhibit "A"

Parcel A

A portion, or tract of land, situated in Section 11, Township 22, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of said Section 11, Township 22 South, Range 3 West, Shelby County, Alabama and run along the North section line fence line, North 87 degrees 42 minutes 12 seconds West, 2586.01 feet; thence continue along said North section line fence line, North 88 degrees 18 minutes 10 seconds West, 297.09 feet to a point on the East R.O.W. of Highway 119; thence along said East R.O.W. South 06 degrees 03 minutes 05 seconds West, 70.29 feet; thence continue along said East in a curve concave right, having a radius of 1578.14 feet, at a chord CH.= South 11 degrees 30 minutes 01 seconds West, 299.71 feet to the intersection of said East R.O.W. and the East R.O.W. of Old Alexander Mill Road; thence along the East R.O.W. of Old Alexander Mill Road at the following bearings and distances: South 09 degrees 59 minutes 25 seconds West, 421.12 feet; thence in a curve concave left, having a radius of 780.00 feet, at a chord CH.= South 04 degrees 41 minutes 34 seconds West, 144.03 feet; thence in a curve concave right, having a radius of 400.05 feet, at a chord CH.= South 15 degrees 10 minutes 39 seconds West, 217.61 feet to the intersection of said East R.O.W. and the North R.O.W. of Alex Mill Road; thence along said North R.O.W. at the following bearings and distances: South 28 degrees 56 minutes 42 seconds East, 115.62 feet; thence in a curve concave left, having a radius of 97.96 feet, at a chord CH.= South 51 degrees 07 minutes 29 seconds East, 73.89 feet; thence South 73 degrees 18 minutes 16 seconds East, 163.83 feet; thence in a curve concave right, having a radius of 170.00 feet at a chord CH.= South 65 degrees 34 minutes 09 seconds East, 45.76 feet; thence south 57 degrees 50 minutes 02 seconds East, 617.00 feet; thence leaving said North R.O.W. along a fence line at the following bearings and distances: North 69 degrees 23 minutes 57 seconds East, 251.20 feet; thence North 69 degrees 33 minutes 33 seconds East, 259.87 feet; thence North 65 degrees 03 minutes 17 seconds East, 163.29 feet; thence North 65 degrees 08 minutes 18 seconds East, 105.17 feet; thence North 62 degrees 43 minutes 49 seconds East, 253.90 feet; thence leaving said fence line North 79 degrees 41 minutes 13 seconds East, 1326.09 feet to a point on the East section line of Section 11, Township 22 South, Range 3 West; thence along said section line North, 915.00 feet to the point of beginning. All lying in the N 1/2 of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama.

According to the survey of Guthrie Jeffcoat, dated February 16, 2001.

ALSO, All that portion of the NE 1/4 of the NW 1/4 of said Section 11, lying between the new paved Montevallo-Siluria Highway and the Old Montevallo-Siluria Road.

Inst # 2001-09163

MAR-13-2001 13:24

2056693130

03/15/2001-09163  
08:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 65.00

Deed  
P. 02