

Send Tax Notice To:
David A. Lee and
Tamara J. Lee
5350 Meadow Brook Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Thousand and No/100 Dollars (\$10,000.00) and other good and valuable consideration to the undersigned, the **HOOVER CITY BOARD OF EDUCATION** (hereinafter referred to as the "Grantor"), in hand paid by **DAVID A. LEE and TAMARA J. LEE** (together hereinafter referred to as the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the 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:

Part of the SW ¼ of the SW ¼ of Section 11, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar, being the locally accepted SE corner of said SW ¼ of SW ¼, run in a Westerly direction, along the South line of said ¼ - ¼ section, for a distance of 210.0 feet to the Northwest corner of Lot 23, Mountain Ridge Estates First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 100, and being marked by an existing nail in a tree root; thence turn an angle to the right of 149°-51'-12" and run in a Northeasterly direction for a distance of 237.01 feet to an existing iron rebar, being on the East line of said SW ¼ of SW ¼ of said Section 11; thence turn an angle to the right of 117°-43'-01" and run in a Southerly direction, along the East line of said ¼ - ¼ section for a distance of 119.14 feet, more or less, to the point of beginning. Containing 0.29 acres, more or less.

Grantees hereby covenant and agree that for so long as the Grantor herein owns that certain property which is located adjacent to the property described herein, the property described and conveyed herein shall be used only for and in conjunction with residential purposes. This covenant shall constitute a covenant running with the land and shall be binding upon Grantees and their heirs and assigns.

This conveyance is subject to the following:

1. Ad valorem taxes for the current year and all subsequent years.
2. All recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, including, but not limited to, the reservations and exceptions made in that certain deed dated June 5, 2000, from The City of Hoover, Alabama, to the Hoover City Board of Education, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Volume _____, Page _____, which may be applicable to the property conveyed herein, together with any deficiencies and quality of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 2001-11732

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

The Grantor hereby covenants and agrees with the Grantees, their heirs and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed on this 12th day of March, 2001.

HOOVER CITY BOARD OF EDUCATION

BY: _____



Jack Farr

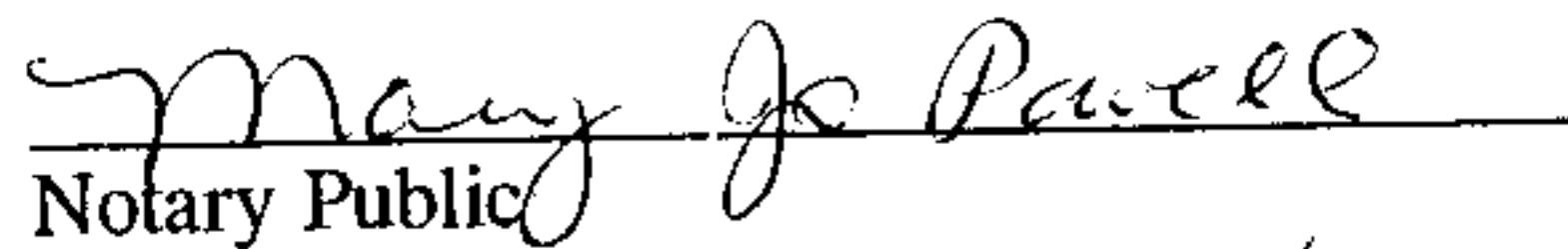
Its: _____

Superintendent

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jack Farr, whose name as Superintendent of the Hoover City Board of Education, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Hoover City Board of Education.

Given under my hand and official seal this the 12 day of March, 2001.


Notary Public
My Commission Expires: 5/25/04

[AFFIX NOTARY SEAL]

THIS INSTRUMENT PREPARED
(without the benefit of a title search)
Lynn Reynolds
Berkowitz, Lefkovits, Isom & Kushner
A Professional Corporation
1600 SouthTrust Tower
Birmingham, Alabama 35203

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SHELBY COUNTY JUDGE OF PROBATE
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