

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ALTON SIZEMORE, III  
209 TREYMOOR LAKE CR  
ALABASTER, AL 35007

Inst. # 2001-28111

09/05/2001-28111  
08:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
49.50  
002 CH

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED SEVENTY SEVEN THOUSAND and 00/100 (\$177,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MATTHEW H. LEE AND JILL LEE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ALTON SIZEMORE, III, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 481, ACCORDING TO THE SURVEY OF WEATHERLY TREYMOOR ABBEY SECTOR 22, AS RECORDED IN MAP BOOK 21, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. TAXES FOR THE YEAR 2001 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 2, 2001.
2. 20 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INST. NO. 1997-20623.
4. NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITES AS RECORDED IN INST. #1993-39916, INST. #1993-39001, INST. #1993-40411 AND INST. #1995-6002.
5. AGREEMENT WITH THE CITY OF PELHAM AS RECORDED IN INST. #1995-6002.
6. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #1996-22787 AND INST. #1996-22788.

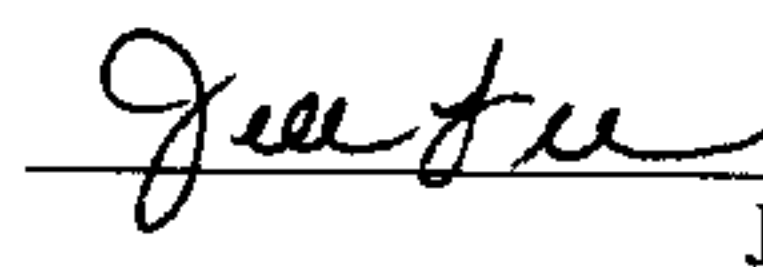
\$141,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MATTHEW H. LEE, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of August, 2001.

  
MATTHEW H. LEE


  
JILL LEE

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MATTHEW H. LEE AND JILL LEE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of August, 2001.

  
Notary Public

My commission expires: 7/11/02

Inst # 2001-38111

09/06/2001-38111  
08:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DCE CH 43.00