

Send Tax Notice To:  
Stephen H. Lee  
810 Paradise Cove Lane  
Wilsonville, Alabama 35185

Prepared By:  
James R. Moncus, Jr.  
1313 Alford Avenue  
Birmingham, Alabama 35226

### **SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
JEFFERSON COUNTY

Know all men by these presents, this deed made this the 5<sup>th</sup> day of December, 2003, by and between AmSouth Bank, a Corporation (herein referred to as Grantor) and Stephen H. Lee, (hereinafter referred to as Grantee);

### **WITNESSETH THAT:**

The Grantor does hereby for and in consideration of One Million Seven Hundred Thousand and No/100 Dollars (\$1,700,000.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in Shelby County, Alabama, to-wit:

**Please see attached Exhibit "A" for Legal Description.**

### **SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2004.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

**All rights of redemption arising from that certain foreclosure deed recorded in Instrument 20030507000281510. Said rights to expire May 5, 2004.**

\$775,000.00 of said purchase price was paid by a mortgage recorded simultaneously herewith.

To have and to hold unto the said Grantees heirs and assigns, forever.

And the Grantor does hereby covenant with Grantee, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein abut not otherwise.

IN WITNESS WHEREOF, the Grantor, by Trudy G. Mayron,  
its Vice President, who is authorized to execute this conveyance, has hereunto set its  
signature and seal, this the 5<sup>th</sup> day of December, 2003.

AMSOUTH BANK,

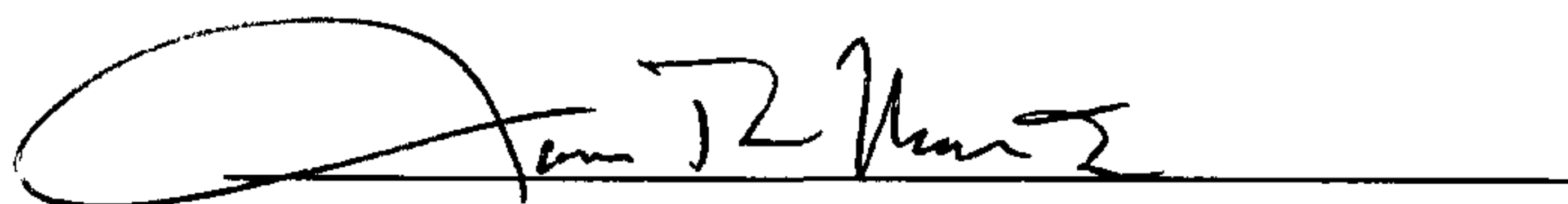
By: Trudy Mayron  
Its: Vice President

STATE OF ~~FLORIDA~~ ALABAMA

COUNTY OF ~~PINELAS~~ JEFFERSON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that  
Trudy G. Mayron whose name as Vice President of AmSouth Bank, a  
corporation, 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, as such officer, and  
with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 5<sup>th</sup> day of December, 2003.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/23/04



EXHIBIT "A"

Parcel I:

Lot 2, according to the Survey of Paradise Cove, as recorded in Map Book 15, page 77, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 23, Township 21 South, Range 1 East and run south along the west line thereof 1056.17' thence  $49^{\circ}01'30''$  left and run 544.73' to the point of beginning, said point being on the south line of Paradise Cove Lane; thence continue along the last described course 184.03' to a curve to the left; thence run along said curve (R=335.20') for 212.27' thence continue tangent to said curve 8.00' thence  $81^{\circ}40'55''$  right and run south along the west line of Lot 2 of Paradise Cove Phase II for 90.85' thence  $112^{\circ}06'4''$  right and run 47.77' thence  $94^{\circ}55'$  left and run 81.67' thence  $11^{\circ}51'17''$  left and run 134.64' thence  $47^{\circ}54'08''$  right and run 85.34' thence  $64^{\circ}45'52''$  right and run 58.31' thence  $6^{\circ}04'04''$  right and run 40.72' thence  $7^{\circ}41'42''$  left and run 59.97'; thence  $0^{\circ}05'10''$  right and run 161.86' thence  $0^{\circ}15'56''$  right and run 75.03' thence  $7^{\circ}05'37''$  right and run 54.95' thence  $88^{\circ}37'03''$  and run 410.15' to the point of beginning. Also, all that land lying between the above describe property and the 397' contour of Lay Lake and west of Lot 2 of Paradise Cove Phase II.

Parcel II:

Lot 3, according to the survey of Paradise Cove as recorded in Map Book 15, page 77 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and mining rights excepted.

AND

Commence at the NW corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 23, Township 21 South, Range 1 East; thence run east along the north line of said  $\frac{1}{4}$  for 65.0 feet; thence  $90^{\circ}11'$  right run southerly along the east right of way of Paradise Cove Road for 202.02 feet to the point of beginning; thence continue last described for 648.21 feet to a curve to the left (having a radius of 284.54 feet); thence continue along said curve and right of way for 243.46 feet to tangent of said curve; thence continue along said right of way for 565.0 feet to a curve to the left (having a radius of 275.2 feet); thence run along said curve and right of way for 174.27 feet to tangent of said curve thence continue along said right of way for 20.79 feet to a curve to the left (having a radius of 267.16 feet); thence run along said curve, and right of way for 316.53 feet to tangent of said curve; thence  $76^{\circ}50'22''$  left from said tangent run 571.60 feet; thence  $50^{\circ}08'57''$  right run 362.49 feet thence  $89^{\circ}43'17''$  right run 34.0 feet thence  $89^{\circ}44'52''$  left run northerly for 406.19 feet; thence  $90^{\circ}05'20''$  left run 399.69 feet thence  $90^{\circ}00'$  right run 20.0 feet; thence  $90^{\circ}00'$  left run 161.0 feet to the point of beginning, being situated in Shelby County, Alabama.

Also the right of ingress and egress over and along a 60 foot easement known as Paradise Cove on the survey of Thomas E. Simmons dated February 11, 1992 and which easement lies adjacent to the west and southerly lines of subject property.

CONTINUED:

Parcel III:

Lot 19, according to the Survey of Paradise Cove, as recorded in Map Book 15, page 77, in the Probate Office of Shelby County, Alabama and a part of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 21, Range 1 East more particularly described as follows:

Commence at the NW corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 23, Township 21 South, Range 1 East; thence run south along the west line of said  $\frac{1}{4}$   $\frac{1}{4}$  for 1002.88 feet; thence 49°01'30" left run southeast 838.51 feet; thence 36°17' left run easterly 117.83 feet to the point of beginning; thence continue along last described course for 12.79 feet to a curve to the left (having a radius of 327.16 feet); thence run along said curve for 47.26 feet; thence 89°57' 38" right form tangent of said curve run southerly 444.05 feet to the 397 contour of Lay Lake; thence 91°55' right run westerly along said contour 11.78 feet; thence 99°30'50" left run southerly along said contour 68.13 feet; thence continue along said contour the following described line; (thence 109°41'20" left run 56.61 feet; thence 53°03'40" right run 93.24 feet; thence 44°11'20" right run 203.30 feet; thence 27°32'30" left run 158.77 feet; thence 97°52'20" right run 121.01 feet; thence 25°40'30" left run 44.28 feet; thence 25°03'30" left run 39.30 feet; thence 39°33' left run 69.54 feet; thence 45°16'45" left run 37.53 feet; thence 18°55'10" right run 80.27 feet; thence 28°31'40" right run 53.49 feet thence 21°40'30" right run 84.60 feet; thence 44°26'30" right run 67.80 feet; thence 50°39' right run 81.60 feet; thence 12°28'40" right run 56.04 feet thence 16°44'15" right run 55.11 feet; thence 7°20'20" right run 60.30 feet thence 16°42'30" right run 61.52 feet thence 16°44'40" right run 93.66 feet thence 26°32'50" left run 92.14 feet; thence 15°05'35" right run 88.66 feet; thence 18°54' right run 196.84 feet; thence 16°04'30" right run 100.93 feet thence 36°22'50" right run 111.69 feet; thence 14°37'30" right run 29.64 feet; thence 61°14'30" left run 70.90 feet; thence 79°13'30" left run 36.73 feet; thence 86°49'25" right run 441.21 feet to the point of beginning; being situated in Shelby County, Alabama.