

SEND TAX NOTICE TO:

(Name) Hue Van Le and Julie Phan Le
(Address) 6345 Farley Lane
Birmingham, AL 35242

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIFTY THOUSAND AND NO/100 Dollars (\$50,000.00)**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Floyd Leslie Currie, a married man**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Hue Van Le and wife, Julie Phan Le** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Map and Survey of Brittnay Jean Estates as recorded in Map Book 18, page 110, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Real Record 062, page 34.
2. Right of way to Plantation Pipe Line Company as recorded in Deed Book 112, page 363.
3. Easement to Colonial Pipe Line Company, dated October 6, 1941 and recorded in Deed Book 225, page 173 and Deed Book 283, page 716.
4. Nonexclusive Easement, dated October 12, 1984 and rights of other parties in and to the use of said nonexclusive easement.
5. Restrictions appearing of record in Real Book 62, page 34.
6. Easement for ingress and egress as recorded in Real 62, page 35.
- 7 41.5 foot for pipeline easement as shown on recorded plat.

The above described property does not constitute any part of the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD unto the said GRANTEES 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 grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of February, 2004.

Floyd Leslie Currie (SEAL)
Floyd Leslie Currie

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Floyd Leslie Currie**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2004.

Lance Brasher (SEAL)
Notary Public