


THIS DEED WAS PREPARED WITHOUT BENEFIT OF  
TITLE SEARCH AT REQUEST OF PARTIES.

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Douglass Lee  
22 Old Buttermilk Rd.  
(Address) Montevallo, Al. 35115

(Name) Jones & Waldrop  
1025 Montgomery Highway  
(Address) Vestavia, Al. 35216

  
20040302000106620 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
03/02/2004 10:30:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

RE 022-04

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty-two thousand five hundred and no/100 (\$32,500.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles E. Glass, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Douglass Lee and Vickie Lee  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to all easements, restrictions and rights of way of record.

Subject to: All outstanding rights of redemption in favor of all persons entitled to  
redeem the property from that certain mortgage foreclosure sale evidenced by mortgage  
foreclosure deed dated June 17, 2003 and recorded in the Probate Office of Shelby  
County, Alabama, said rights to expire June 17, 2004.

Grantor is a married man, however, the property described herein is not the homestead  
of the Grantor and his spouse.

\$32,500.00 of the above mentioned purchase price was paid for from a mortgage loan  
which was closed simultaneously herewith, said mortgage being a purchase money  
mortgage from Grantees to Grantor.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20  
day of February, 2004

WITNESS:

\_\_\_\_\_(Seal) Charles E. Glass (Seal)  
\_\_\_\_\_(Seal) CHARLES E. GLASS (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Charles E. Glass, 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 conveyance he has executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 20 day of February, 2004 A.D.  
My commission expires: 6-6-04 W. Russell Waldrop  
Notary Public.

EXHIBIT A

A parcel of land in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the NW 1/4 of the SE 1/4 of said Section 5; thence run North 68 degrees 02 minutes 46 seconds West a distance of 45.50 feet to the centerline of a chert road; thence run North 24 degrees 57 minutes 29 seconds East along said centerline a distance of 212.37 feet to the Point of Beginning; thence run North 67 degrees 58 minutes 49 seconds West a distance of 87.20 feet to an existing iron pin; thence run North 05 degrees 23 minutes 59 seconds East along an old fence line a distance of 103.72 feet; thence North 02 degrees 24 minutes 30 seconds West along said fence line a distance of 428.38 feet to an existing iron pin; thence run North 87 degrees 26 minutes 41 seconds East a distance of 36.58 feet to the centerline of a chert road; thence Southerly along the centerline of said chert road, the following bearings and distances; South 19 degrees 31 minutes 50 seconds East a distance of 276.66 feet, South 13 degrees 58 minutes 00 seconds East a distance of 73.00 feet, South 05 degrees 53 minutes 00 seconds West a distance of 93.00 feet, South 18 degrees 45 minutes 17 seconds West a distance of 149.43 feet to the point of beginning. LESS AND EXCEPT THAT part lying within the right of way of the public road.