

This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
John E. Lee, III
Amber S. Lee
3617 Wyngate Lane
Birmingham, Alabama 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of Four Hundred Ten Thousand and No/100 (\$410,000.00) Dollars to the undersigned grantor(s) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **William L. Welch**, a married man, (hereinafter referred to as Grantor(s) do hereby grant, bargain, sell and convey unto **John E. Lee, III and Amber S. Lee**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 5, Block 4, according to the map of Wyngate, First Sector, as recorded in Map Book 11, Page 13, and amended in Map Book 11, Page 81, and further amended in Map Book 12, Page 1, in the Probate Office of Shelby County, Alabama.


SUBJECT TO: 1) Current taxes; 2) Easements and building line as shown on the recorded subdivision map; 3) Restrictions appearing of record in Deed Book 133, Page 244 and Deed Book 140, Page 734. Note: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people; 4) Right of way granted to Alabama Power Company by instrument recorded in Deed Book 140, Page 713, in the Probate Office of Shelby County, Alabama; 5) Coal, oil, gas and other mineral interests and right relating thereto in, to, or under the land herein described are not insured; 6) 60 foot building line West as shown on record map; 7) 10 foot easement South, Northwest and Northeast corner as shown on record map; 8) 20 foot easement East for public utilities, sanitary sewers, storm sewers and storm ditches as shown by recorded plat; 9) Restrictions as set forth in Real 133, Page 224, as recorded in the Probate Office of Shelby County, Alabama; 10) Right of way granted to Alabama Power Company by instrument recorded in Deed Book 179, Page 360 and Real 140, Page 713 and Real 142, Page 159, in the Probate Office of Shelby County, Alabama; 11) Agreement with Alabama Power Company as set forth in Real 140, Page 734 in the Probate Office of Shelby County, Alabama; 12) 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 Real 101, Page 948, in the Probate Office of Shelby County, Alabama.

This is not 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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, we have hereunto set our hand and seal this 3rd day of March, 2004.



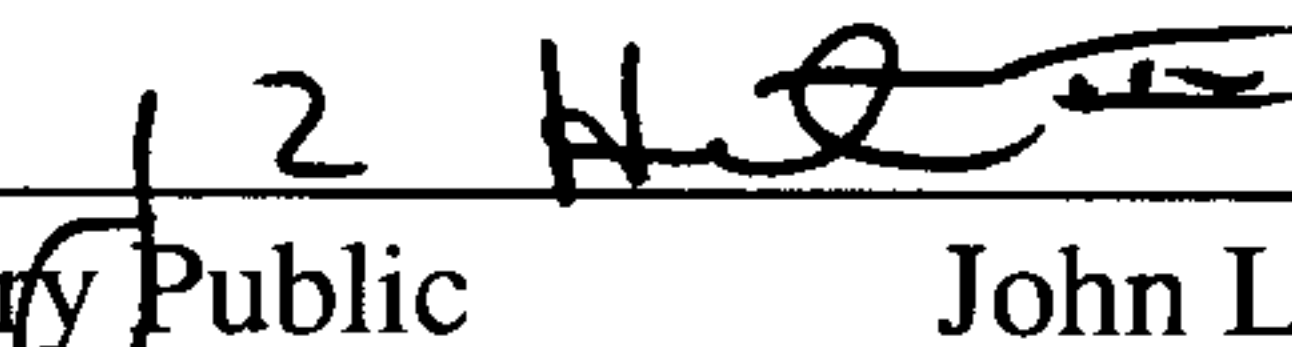
William L. Welch

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William L. Welch, a married man, whose names 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 3rd day of March, 2004.

My Commission Expires: August 4, 2005



Notary Public John L. Hartman, III