

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051


Send Tax Notice to:

STEPHEN H. LEE

135 Emerald Lake Dr
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20040311000123980 Pg 1/2 26.00
Shelby Cnty Judge of Probate, AL
03/11/2004 08:17:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTY TWO THOUSAND DOLLARS and NO/00 (\$132,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **FRED M. RICHARDS AND WIFE, SARAH JO RICHARDS** grant, bargain, sell and convey unto, **STEPHEN H. LEE** the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

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

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.


\$120,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, 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, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11TH day of February, 2004.

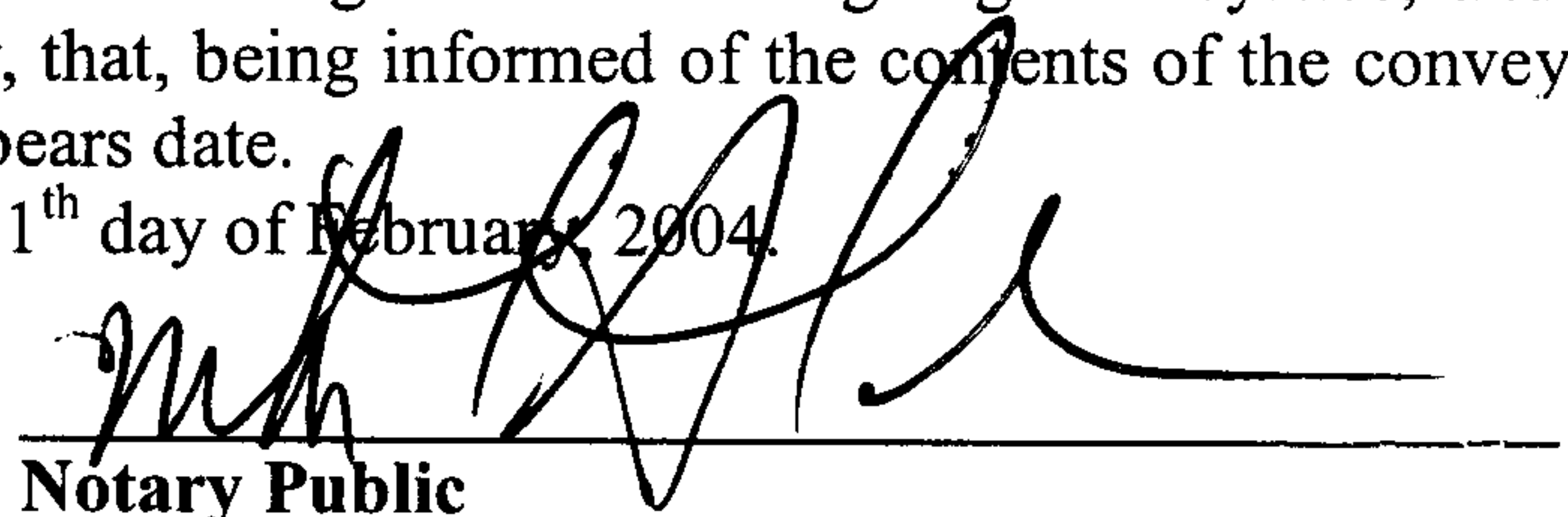

Sarah Jo Richards


Fred M. Richards

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred M. Richards and Sarah Jo Richards, 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 11th day of February, 2004.


Notary Public

My Commission Expires: 10-16-04

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lots 6, 7, 8 and 9 of Paradise Cove - Phase 2, as recorded in Shelby County, Alabama, being more particularly described as follows:
Commence at the NW corner of the SW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 East; thence run West along the North line thereof for 1316.02 feet to the Easterly right of way of Paradise Cove Road; thence 89 degrees 49 minutes left run Southerly along said right of way 202.02 feet to the NW corner of Lot 1, of said subdivision; thence 90 degrees left run Easterly along the North line of Lot 1, 161.0 feet; thence 90 degrees right run Southerly 20.00 feet to the NW corner of Lot 2 of said subdivision; thence 90 degrees left run Easterly 399.69 feet to the NE corner of Lot 4 of said subdivision; thence 90 degrees 05 minutes 20 seconds right run southerly along the East line of said Lot 4, 256.19 feet to the NW corner of Lot 9 and the point of beginning; thence continue along the last described course 150.00 feet; thence 89 degrees 43 minutes 40 seconds right run Westerly 34.00 feet to the NW corner of Lot 8; thence 90 degrees 16 minutes 20 seconds left run southerly along the East line of said Lot 4, 362.49 feet to the NW corner of Lot 5; thence 50 degrees 09 minutes 38 seconds left and run southeasterly 571.60 feet to the northwesterly right of way of Paradise Cove road; thence 113 degrees 09 minutes 38 seconds left run northeasterly along said right of way 505.00 feet to a point on a curve to the right, having a radius of 396.80 feet, a central angle of 30 degrees 30 minutes 00 seconds; thence run along said curve and said right of way an arc length of 211.23 feet; thence continue along the last described course 168.81 feet to a point of a curve to the left, having a radius of 30.00 feet, a central angle of 77 degrees 20 minutes 04 seconds; thence run along said curve and said right of way an arc length of 40.49 feet to the westerly right of way of Paradise Cove Lane and a point of a curve to the right, having a radius of 423.79 feet, a central angle of 5 degrees 06 minutes 14 seconds; thence continue along said right of way and run along said curve an arc length of 40.22 feet; thence continue along the last described course 115.55 feet to the NE corner of the aforesaid Lot 9; thence 75 degrees 35 minutes 42 seconds left run westerly along the North line of said Lot 9 for 883.70 feet to the aforesaid NW corner of Lot 9 and the point of beginning; being situated in the SE 1/4 of SW 1/4 and SW 1/4 of SE 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.