

Send Tax Notice To:
Jackie May
300 Bradberry Lane
Birmingham, Alabama 35242
PID#

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum
of
Two Hundred Seventy-Four Thousand and 00/100 (\$274,000.00)

Dollars, in hand paid by
Jackie May and Joann J. May

hereinafter referred to as GRANTEE (whether one or more), to

Philip Lee,

represented herein by and through her/his Attorney in Fact, Regina R. Lee, who acts in
her/his capacity as Attorney-in-Fact pursuant to that certain Power of Attorney executed by
Philip Lee dated the 12th day of April, 2005 and filed of record in/as Inst No
2005 * in the office of the Judge of Probate of Shelby County, Alabama,
and

* Inst # 20050422000193990
Regina R. Lee, husband and wife,

together hereinafter referred to as Grantor (whether one or more),
does hereby grant, bargain, sell and convey unto said Grantees, for and during their joint lives
and upon the death of them, then to the survivor of them in fee simple, the following
described real estate, situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Map and Survey of Cobblestone Square,
as recorded in Map Book 16, Page 153, in the probate Office of
Shelby County, Alabama.

\$ 140000 of the above recited consideration was paid from the proceeds of a
purchase money mortgage loan recorded simultaneously herewith.

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

Subject to Ad Valorem taxes for the year 2005 and subsequent years not yet due
and payable.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

TOGETHER WITH all and singular the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of either of them, then to the survivor of them in fee simple, and to the heirs
and assigns of such survivor 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 in and to the property described hereinabove shall pass to the surviving
GRANTEE, and if one does not survive the other, then their heirs and assigns of the
GRANTEES herein shall take as tenants in common.

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

Shelby County, AL 04/22/2005
State of Alabama
Deed Tax: \$134.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of April, 2005.

Philip Lee
Philip Lee

By: Regina R. Lee
Regina R. Lee, as Attorney-in-Fact for
Philip Lee

Regina R. Lee
Regina R. Lee

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Philip Lee by and through her/his Attorney in Fact, Regina R. Lee, 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, that he/she, in her/his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of April, 2005.

W. Russell Beals, Jr.
Notary Public
My Commission Expires: 09/21/06

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Regina R. Lee, 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, that he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of April, 2005.

W. Russell Beals, Jr.
Notary Public
My Commission Expires: 09/21/06

THIS INSTRUMENT PREPARED BY:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham AL 35242