INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20050601000263510 1/2 $19.00
Shelby Cnty Judge of Probate,AL
06/01/2005 11:29:13AM FILED/CERT

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Walter E. Lee and Mary L. Lee
(Address) 157 Big Oak Drive
Maylene, AL 35114
MINIMUM VALUE: $5,000.00

Corporation Form Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR, ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** ---------- DOLLARS to the undersigned grantor, **FLOOR AMERICA, INC.,** a corporation (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **WALTER E. LEE AND MARY L. 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:

An easement appurtenant, for ingress and egress, upon property situated in the NW ¼ of the NW ¼ of Section 23, Township 21 South, Range 3 West, more particularly described, as follows:
Commence at the NE corner of that certain parcel of real property conveyed to Floor America, Inc., pursuant to Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 2005-103070 on March 4, 2005 (said point connecting to the Westerly right of way of Alabama Highway Number 119); thence proceed Westerly, along the North boundary line of said real property conveyed within said Deed for 209.28 feet to a point; thence proceed Southerly along the West boundary line of said parcel of property for 17 feet, more or less; thence proceed Easterly and parallel to the North line of said property for a distance of 209.28 feet, more or less, to the Westerly right of way of Alabama Highway Number 119 (said easement line shall not encroach upon the building which is situated South of this Easement upon the premises described within the above-referenced Deed); thence proceed Northerly along the Westerly right of way of Alabama Highway Number 119 to the point of beginning, all being situated in Shelby County, Alabama.

FURTHERMORE, GRANTEES SHALL BE ENTITLED TO THE USAGE FOR INGRESS AND EGRESS, OF GRANTOR'S DRIVEWAY WHICH CONNECTS SAID EASEMENT TO ALABAMA HIGHWAY 119, WHICH ACCESS AND EASEMENT RIGHTS SHALL REMAIN UNOBSTRUCTED.

TO HAVE AND TO HOLD to 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 said GRANTOR does for itself, it successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by **Chad Viator**, its **President** and **James D. Weaver, its Vice-President,** who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 27th day of **May, 2005**.

FLOOR AMERICA, INC.

By: Chad Viator
Its: President

By: James D. Weaver
Its: Vice-President

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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Chad Viator** whose name as **President** of **Floor America, Inc.**, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27 day of **May, 2005**.

Notary Public
My Commission Expires: May 12, 2007

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **James D. Weaver** whose name as **Vice-President** of **Floor America, Inc.**, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27 day of **May, 2005**.

Notary Public
My Commission Expires: May 12, 2007

Shelby County, AL 06/01/2005
State of Alabama

Deed Tax:$5.00