

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20050601000263520 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/01/2005 11:29:14AM FILED/CERT

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

Send Tax Notice to: Floor America, Inc.  
(Address) 9101 Highway 719 S  
Alabaster AL 35007  
MINIMUM VALUE: \$5,000.00

Warranty Deed

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 (whether one or more), in hand paid  
by the Grantee herein, the receipt whereof is acknowledged, I or we, **WALTER E. LEE and wife, MARY L. LEE,**  
(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **FLOOR AMERICA,**  
**INC.** (herein referred to as Grantee, whether one or more), 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 SE corner of that certain parcel of real property conveyed to Walter E. Lee and wife, Mary L. Lee, pursuant to Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1996-08227 on March 13, 1996 (said point connecting to the Westerly right of way of Alabama Highway Number 119); thence proceed Westerly, along the South boundary line of said real property conveyed within said Deed for 209.28 feet to a point; thence proceed Northerly along the West boundary line of said parcel of property for 14.20 feet, more or less; thence proceed Easterly and parallel to the South 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 North of this Easement upon the premises described within the above-referenced Deed); thence proceed Southerly 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 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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 27<sup>th</sup> day of May, 2005.

Shelby County, AL 06/01/2005  
State of Alabama  
Deed Tax: \$5.00

Walter E. Lee  
WALTER E. LEE

Mary L. Lee  
MARY L. LEE

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **WALTER E. LEE and wife, MARY L. LEE,** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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

Sherril Mason  
Notary Public  
My commission expires: May 12, 2007