

This instrument was prepared by:

Mike T. Atchison
P O Box 822

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of **SEVENTY EIGHT THOUSAND and NO/00** (\$78,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JAMES M LEE, JR. A MUNICE MA

grant, bargain, sell and convey unto,

HUNTER HAMMICK

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 homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$\omega_{5.500}^{\omega_{2}}\$ of the above-recited consideration was paid from a first 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 8TH day of June, 2005

JAMES M LEE, JR.

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

JAMES M LEE, JR.

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 8TH day of June, 2005.

Notary Public

My Commission Expires: 10-16-08

EXHIBIT "A" LEGAL DESCRIPTION

A part of Lot 19 of Caleriana Farms, a subdivision of NE 1/4 of SW 1/4 and S 1/2 of SW 1/4 of Section 14, Township 22 South, Range 2 West and of N 1/2 of NW 1/4 of Section 23, Township 22 South, Range 2 West, as recorded in Map Book 3, on Page 12, in the Probate Office of Shelby County, Alabama, more particularly described as the North part of said Lot 19 fronting on the Alabama Highway No. 25 for a distance of 165 feet and extending back in a Southerly direction 500 feet. Situated in Shelby County, Alabama.

20050615000292220 2/2 \$26.50 Shelby Cnty Judge of Probate, AL 06/15/2005 08:55:08AM FILED/CERT

Shelby County, AL 06/15/2005 State of Alabama Deed Tax:\$12.50