

This instrument was prepared by:

David W. Langston
HARRIS, CADDELL & SHANKS, P.C.
Post Office Box 2688
Decatur, Alabama 35602

STATE OF ALABAMA

)

)"NO TITLE EXAMINATION REQUESTED, NONE MADE"

COUNTY OF SHELBY

)

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) cash and other valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Lynda G. Cunningham and husband, Glynn W. Cunningham**, (the "Grantors"), do hereby grant, bargain, sell and convey unto **James R. Lee and wife, Sabra J. Lee**, (the "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NE ¼ of NW ¼ of Section 3, Township 22, South, Range 4 West more particularly described as follows:

Commencing at the Southwest corner of said forty forty and run North 86 degrees, 23' East along the South line a distance of 233 feet; thence North 3 degrees, 47' West and parallel with the West side of said forty a distance of 608 feet to the South side of the Aldrich-Boothton public road; thence along the South side of said road North 87 degrees, 55' East for 177 feet to the point of beginning; thence continue along the South side of said road South 78 degrees, 37' East for 118 feet; thence run South 3 degrees, 47' East and parallel with the West line of said forty for 100 feet; thence 90 degrees right and run Westerly for 118 feet; thence right at a 90 degree angle for 100 feet, more or less, to the point of beginning.

There are excepted from the warranties in this deed, all easements, restrictions of record and current ad valorem taxes.

Mineral and mining rights are not insured.

TO HAVE AND TO HOLD unto 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.

Shelby County, AL 06/19/2006
State of Alabama

Deed Tax: \$4.00

[Handwritten signature and date 06.19.06]

GRANTORS hereby covenant with Grantees that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that said property is free and clear of all encumbrances, except easements and restrictions of record and the lien for ad valorem taxes for the current year; and that they will forever warrant and defend the title to said property against the lawful claims and demands of any and all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 2nd day of June, 2006.

Lynda G. Cunningham (SEAL)
Lynda G. Cunningham

Glynn W. Cunningham (SEAL)
Glynn W. Cunningham

STATE OF ALABAMA)
)
COUNTY OF MORGAN)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Lynda G. Cunningham and Glynn W. Cunningham, 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 on this the 2nd day of June, 2006.

Davis W. Langston
Notary Public

My Commission Expires

DAVIS W. LANGSTON
Notary Public, AL State at Large
My Comm. Expires Jan. 18, 2009

Grantees' Address: 201 Port S. Lane, Alabaster, AL 35007