This instrument was prepared by: Mike T. Atchison P O Box 822 Columbiana, AL 35051

200701170000025920 1/2 \$23.00 Shelby Cnty Judge of Probate, AL 01/17/2007 03:11:39PM FILED/CERT	
Mike Lee	

## WARRANTY DEED

STATE OF ALABAMA) SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINE THOUSAND DOLLARS and NO/00 (\$9,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

> JOHNNY O. McBEE, a married man, ELOISE O. McBEE, an unmarried woman, and JAMES E. McBEE, JR., a married man

grant, bargain, sell and convey unto,

MIKE LEE

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached EXHIBIT A for Legal Description.

## SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2006.
- 2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

Grantors herein are all the surviving heirs at law of JAMES E. MCBEE, deceased, having died on March 19, 2006.

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 8<sup>th</sup> day of January, 2007.

WWW.McBEE

ELOISE O. McBEE

MES E. McBÉE, JR.

STATE OF ALABAMA SHELBY COUNTY

> I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHNNY O. McBEE, ELOISE O. McBEE, and JAMES E. McBEE, JR.,

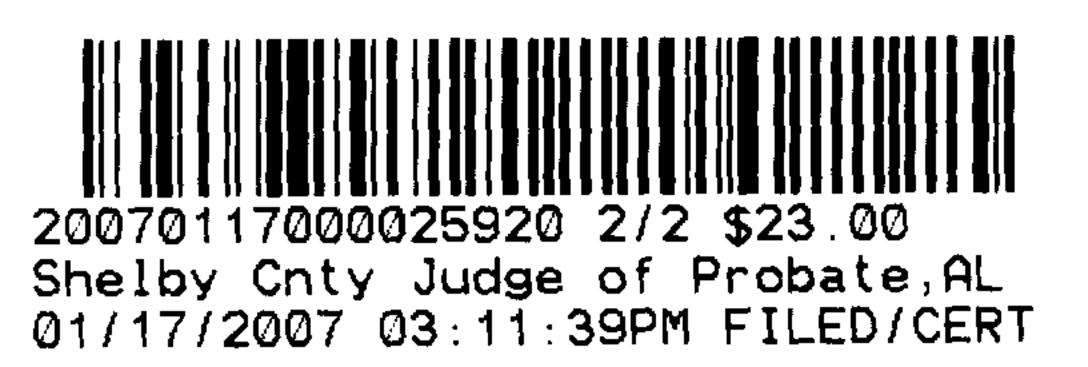
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

der my hand and official seal this 8<sup>th</sup> day of January, 2007.

Notary Public

My Commission Expires: <u>UT77</u>

## EXHIBIT A LEGAL DESCRIPTION



Commence at the Northeast corner or Lot 9, Lay Lake Farm Estates as recorded in Map Book 9, Page 178, in the office of the Judge of Probate, Shelby County, Alabama; thence run South along the East line of Lot 9, for 656.19 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 217.75 feet; thence turn an angle to the right of 106 degrees, 20 minutes 04 seconds and run Northwest for 239.09 feet; thence turn an angle to the right of 72 degrees, 73 minutes 04 seconds and run North along the West line of Lot 9 for 156.25 feet; thence turn an angle to the right of 92 degrees and run East for 231.56 feet to the point of beginning.

Shelby County, AL 01/17/2007 State of Alabama

Deed Tax:\$9.00