Send Tax Notice To: Cody R. Young 5560 Rex Lake Lane Leeds, AL 35094

This instrument prepared by: G. Alan Smith, Esquire 2976 Pelham Parkway Suite E2 Pelham, Alabama 35124

## WARRANTY DEED

201003110000071280 1/1 \$31.00 Shelby Cnty Judge of Probate, AL 03/11/2010 10:32:32 AM FILED/CERT

STATE OF ALABAMA	)	03/11/2010 10:32:32
	)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY	)	

That in consideration of <u>Twenty Thousand and 00/100 Dollars (\$20,000.00)</u> to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Stephen H. Lee, a married man**, herein referred to as grantor does grant, bargain, sell and convey unto **Cody R. Young**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to wit:

Start at the Northwest corner of the South 1/2 of the NE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama, as the point of beginning; thence from said point of beginning, run South 00 degrees 43 minutes West 145.7 foot to a point on the 397 foot contour line; thence run East, Northeasterly on and along said 397 foot contour line approximately 350.0 feet, more or less; thence South 88 degrees 33 minutes West 241.10 feet, back to the point of beginning; being situated in Shelby County, Alabama. All of the above lying and being situated on the NE 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama. PIN 20-6-23-0-001-003.000

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

NOTE: Subject property is part of an island and has no recorded access.

Said property is not the homestead of the Grantor's spouse.

TO HAVE AND TO HOLD Unto the said Grantee her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal this the day of March, 2010.

WITNESS:

Stephen H. Lee (Seal)

STATE OF ALABAMA
)
SHELBY COUNTY
)
Deed Tax: \$20.00

Given under my hand and official seal this Laday of March, 2010

My Commission Expires: