

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Gerald W. Cummings
Jimmie Ruth Cummings
67 Alex Mill Road
Montevallo, AL 35115

STATE OF ALABAMA

COUNTY OF SHELBY

)

)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten Thousand and NO/100 Dollars (\$10,000.00), and other good and valuable consideration, paid to the undersigned grantor, Stephen H. Lee, a married man ("Grantor"), by Gerald W. Cummings and Jimmie Ruth Cummings ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Easement to Alabama Power Company as set out by instruments recorded in Inst. #20020926000463810 and 20040102000000790 in the Probate Office; (3) Acknowledgment and Agreement recorded in Inst. No. 20050315000116880 in the Probate Office; (4) Deed to Shelby County for right of way recorded as Inst. No. 20050131000046210 in the Probate Office; (5) Less and except any portion of land lying within road and/or road right of way; (6) Any minerals or mineral rights leased, granted or retained by prior owners.

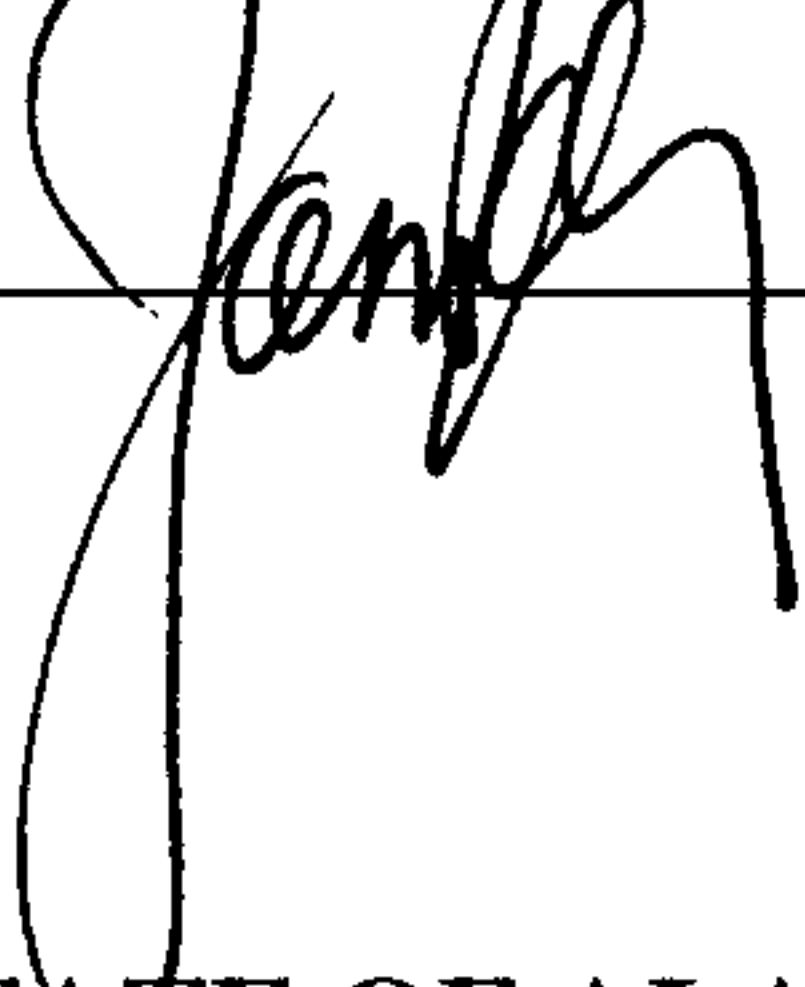
This property does not constitute the homestead of the Grantor herein.

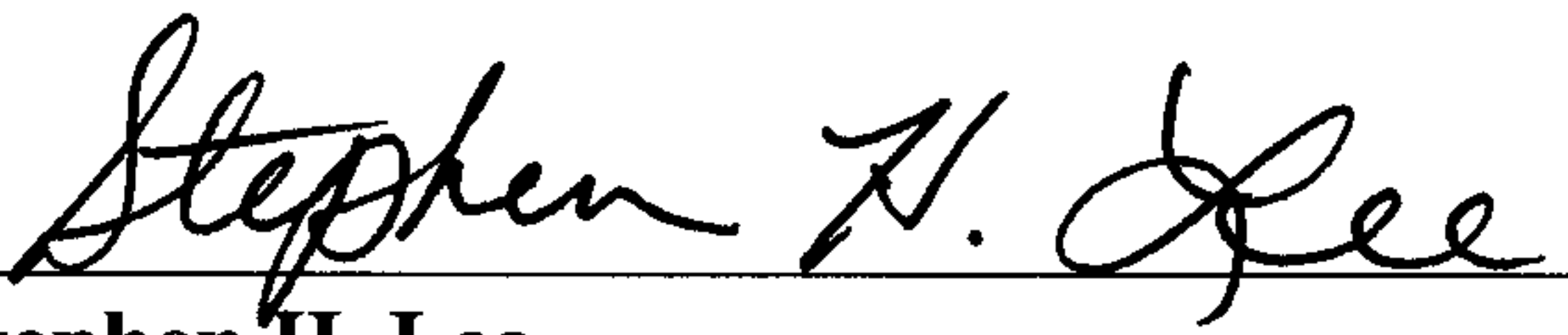
TO HAVE AND TO HOLD to the Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs and assigns, that he is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 8th day of July, 2010.

WITNESS:



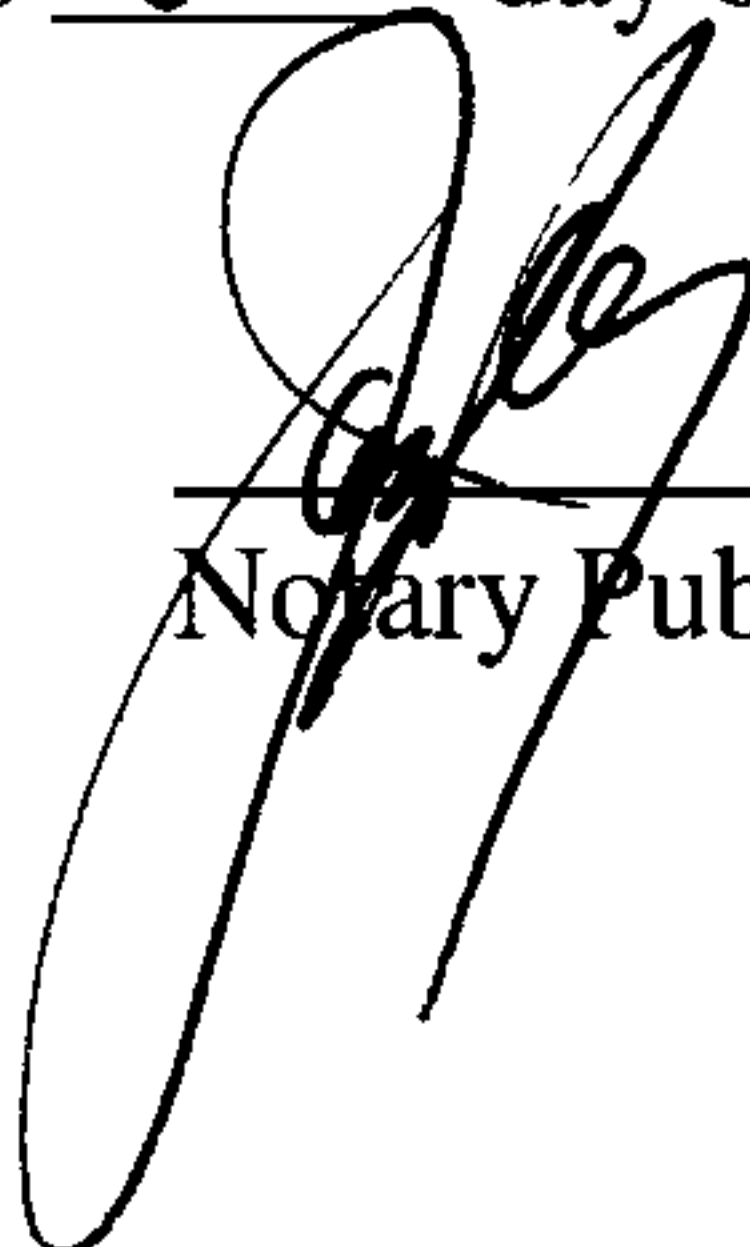


Stephen H. Lee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen H. Lee, a married man, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same on the day the same bears date.

Given under my hand and seal this 8th day of July, 2010.



Notary Public

My Commission Expires: 10 July 11

EXHIBIT "A"

Commence at the NE Comer of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama; thence N87°41'50"W, a distance of 2585.77'; thence N88°22'10"W, a distance of 296.68'; thence S12°49'58"W, a distance of 503.41' to the POINT OF BEGINNING; thence S09°59'23"W, a distance of 287.54' to the beginning of a curve to the left, having a radius of 776.14, a central angle of 10°56'24" and subtended by a chord which bears S04°30'25"W, and a chord distance of 147.97'; thence along the arc of said curve, a distance of 148.20' to a reverse curve to the right, having a radius of 380.50, and a central angle of 10°03'24" and subtended by a chord which bears S04°03'54"W, and a chord distance of 66.70'; thence along the arc of said curve, a distance of 66.79'; thence S67°21'21"E, a distance of 20.54' to the beginning of a curve to the right, having a radius of 410.05, a central angle of 17°51'02", and subtended by a chord which bears S18°35'09"W, and a chord distance of 127.24'; thence along the arc of said curve, a distance of 127.75'; thence N30°14'21"W, a distance of 18.53' to the beginning of a curve to the left, having a radius of 380.00, a central angle of 21°26'54" and subtended by a chord which bears N40°57'48"W, and a chord distance of 141.42'; thence along the arc of said curve, a distance of 142.25'; thence N51°41'15"W, a distance of 37.62'; thence N06°29'02"W, a distance of 44.14' to the beginning of a curve to the left, having a radius of 1688.74, a central angle of 07°12'37" and subtended by a chord which bears N34°20'27"E, and a chord distance of 212.39'; thence along the arc of said curve, a distance of 212.52'; thence N59°15'52"W, a distance of 20.00' to the beginning of a curve to the left, having a radius of 1668.74, a central angle of 09°33'50", and subtended by a chord which bears N25°57'13"E, and a chord distance of 278.23'; thence along the arc of said curve, a distance of 278.55' to the POINT OF BEGINNING.



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Shelby Cnty Judge of Probate, AL
07/14/2010 08:08:46 AM FILED/CERT