

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Paul G. Lee and Debra Y. Lee
150 Island Circle
Shelby, AL 35143

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred seventy eight thousand and no/100 (\$178,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Michael K. Greenlee and Rebecca L. Greenlee, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Paul G. Lee and Debra Y. Lee** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

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

\$128,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

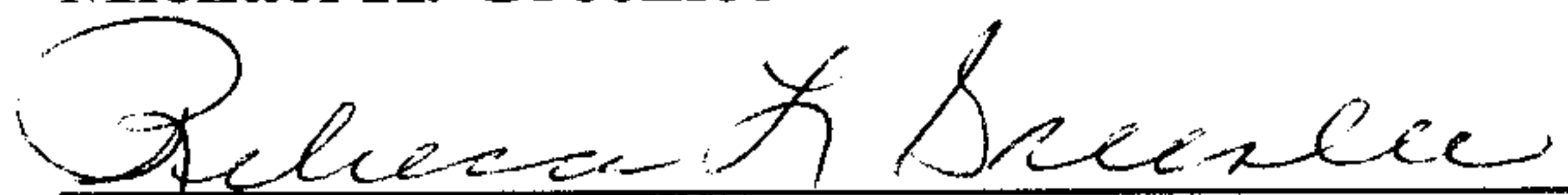
To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of May, 2011.



Michael K. Greenlee



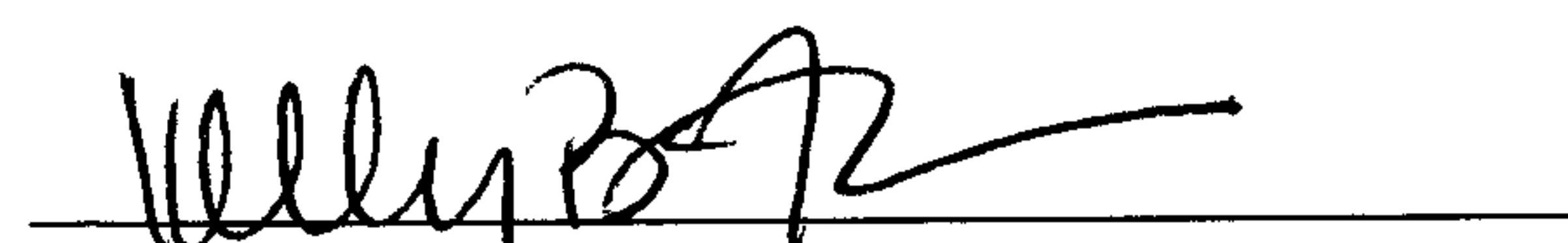
Rebecca L. Greenlee

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Michael K. Greenlee and Rebecca L. Greenlee, husband and wife**, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of May, 2011.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014



Notary Public
My Commission Expires: 10-20-2014

Shelby County, AL 05/18/2011
State of Alabama
Deed Tax: \$50.00



20110518000148360 1/2 \$65.00
Shelby Cnty Judge of Probate, AL
05/18/2011 12:41:39 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

A part of Lot No. 10, according to the Subdivision of Rice Acres, as surveyed by W. B. Bennett and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 117, more particularly described as follows: Commence at the Southwest corner of Lot 10; thence run North 11 degrees 34 minutes 25 seconds East a distance of 99.53 feet to the point of beginning; thence run North 81 degrees 40 minutes 28 seconds East a distance of 97.69 feet; thence run North 00 degrees 40 minutes 38 seconds West a distance of 91.71 feet; thence run South 83 degrees 49 minutes 43 seconds West a distance of 75.80 feet; thence run South 11 degrees 41 minutes 26 seconds West a distance of 99.77 feet to the point of beginning.

Situated in Shelby County, Alabama.



20110518000148360 2/2 \$65.00
Shelby Cnty Judge of Probate, AL
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