

THIS INSTRUMENT PREPARED BY:  
CLAY R. CARR  
BOARDMAN, CARR, BENNETT,  
WATKINS, HILL & GAMBLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
John Douglas  
17 Highway 57  
Vincent, AL 35178

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Twenty Thousand and 00/100 (\$20,000.00) DOLLARS, and other good and valuable consideration, as set out in a sales contract, this day in hand paid to the undersigned GRANTORS, **James M. Lee and Teresa A. Parker Lee**, (hereinafter referred to as GRANTORS), whose address is 167 Phillips Circle, Vincent, AL, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **John Douglas**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 86 deg. 50 min. 00 sec. East, a distance of 305.42 feet; thence South 37 deg. 23 min. 00 sec. East a distance of 169.42 feet to the point of beginning; thence continue along the last described course a distance of 40.48 feet; thence South 73 deg. 46 min. 57 sec. East a distance of 74.11 feet; thence North 16 deg. 43 min. 33 sec. East a distance of 24.02 feet; thence North 73 deg. 46 min. 57 sec. West a distance of 106.90 feet to the point of beginning; being situated in Shelby County, Alabama.

This property being the same property conveyed in that certain deed from James E. McCombs and Ruth E. McCombs to Teresa A. Parker and James M. Lee, dated August 17, 1998 and recorded in Inst. 1998-32484 in the Probate Office of Shelby County, Alabama.

**Teresa A. Parker Lee is one and the same person as Teresa A. Parker in that certain deed recorded in Instrument 1998-32484 in the Probate Office of Shelby County, Alabama.**

Property Address: 42741 Highway 25 N, Vincent, AL 35178


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


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 28th day of October, 2013.

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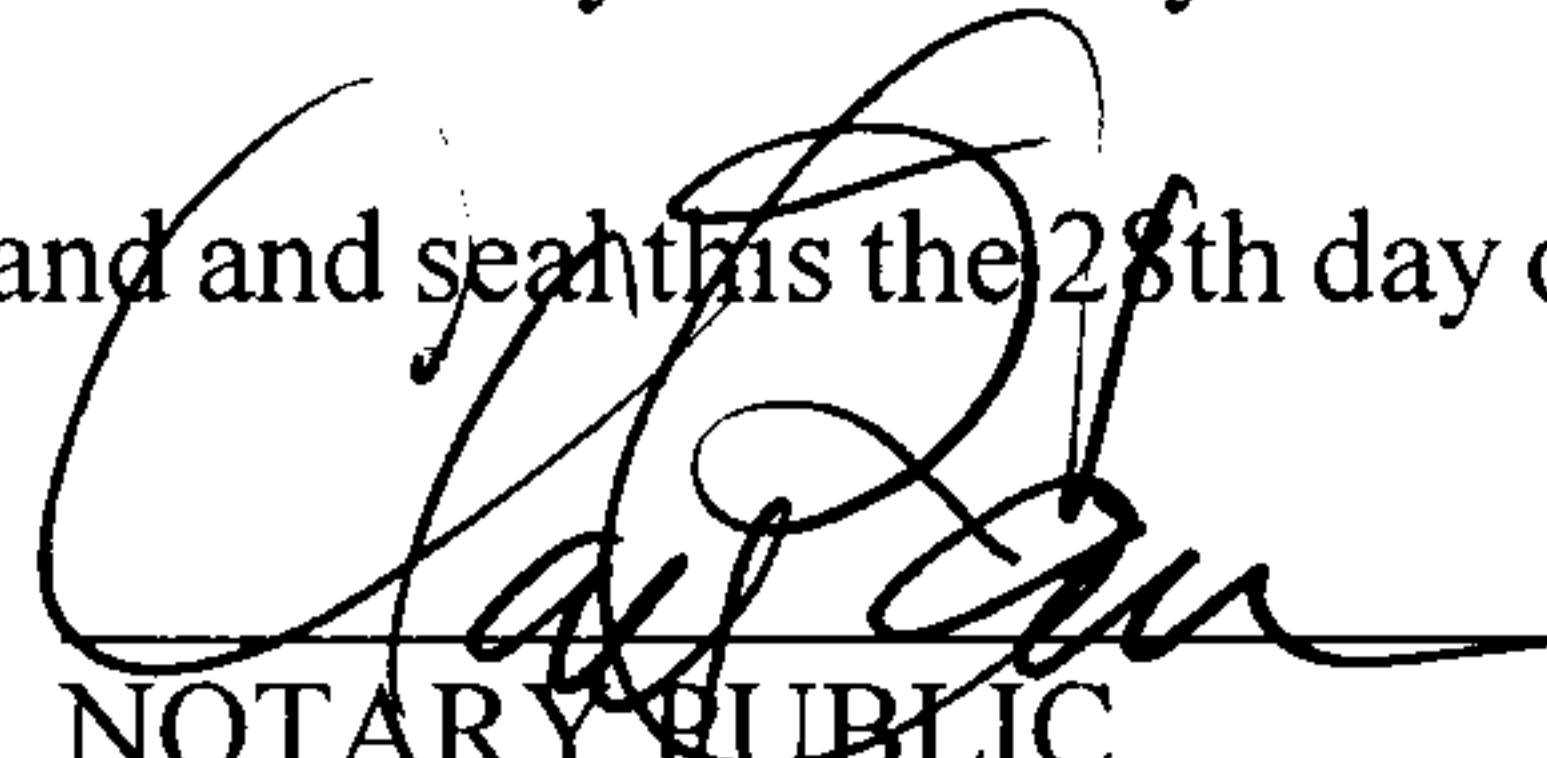
  
James M. Lee

  
Teresa A. Parker Lee

STATE OF ALABAMA   )  
COUNTY OF SHELBY   )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James M. Lee and Teresa A. Parker Lee, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of October, 2013.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12/28/17



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Shelby Cnty Judge of Probate, AL  
10/29/2013 08:58:13 AM FILED/CERT