

This instrument was prepared by

(Name) W. L. Longshore, Jr.

(Address) 423 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR--LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 ----- (\$10.00) DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William E. Poole and wife, Frances Jean Poole and Thomas F. Leopard and wife, Ann B. Leopard (herein referred to as grantors) do grant, bargain, sell and convey unto Thomas F. Leopard and wife, Ann B. Leopard

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 19, Range 2 West, Shelby County, Alabama more particularly described as follows: Commence at the NW Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section; said corner also being the NE Corner of Lot 10, Block 17, according to the Survey of Lincoln Park, a Subdivision in Shelby County, Alabama; thence run Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 157.41 feet; thence turn right 41 degrees 35 minutes 30 seconds and run in a Southeasterly direction a distance of 515.84 to the NW boundary of right of way of Cahaba Valley Road; thence turn right 90 degrees and run in a Southwesterly direction along the NW boundary of Cahaba Valley Road a distance of 100 feet; thence turn right 62 degrees 50 minutes and run in a Northwesterly direction 431.40 feet; thence turn left 4 degrees 25 minutes 30 seconds and run in a Westerly direction to a point, said point being the Southeast Corner of Lot 7, Block 17, Survey of Lincoln Park as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama; thence turn right 87 degrees 40 minutes 30 seconds and run a distance of 310 feet to the point of beginning.

ALSO, Lot 10, Block 17, according to the Survey of Lincoln Park as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Right of way to Alabama Power Company recorded in Volume 124, Page 561, in the Probate Office of Shelby County, Alabama.
2. Right of way to Shelby County, Alabama recorded in Volume 135, Page 42 and Volume 135, Page 43 in said Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hand(s) and seal(s), this 24th day of June, 19 77.

WITNESSES:

William E. Poole (Seal)
WILLIAM E. POOLE
Frances Jean Poole (Seal)
FRANCES JEAN POOLE

Thomas F. Leopard (Seal)
THOMAS F. LEOPARD
Ann B. Leopard (Seal)
ANN B. LEOPARD

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, W. L. Longshore, Jr., a Notary Public in and for said County, in said State, hereby certify that William E. Poole & wife, Frances Jean Poole & Thomas F. Leopard & wife, Ann B. Leopard whose name S 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.

Given under my hand and official seal this 24th day of June, A. D., 19 77.

Notary Public.