

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Niki + Brian Leake
6134 Hwy 17
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)
20170315000087980
03/15/2017 03:45:54 PM
DEEDS 1/2

That in consideration of \$175,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Edward Derring Williams a/k/a Ed Williams by Anita M. Williams as Attorney-in-Fact and wife, Anita Joyce Williams a/k/a Anita M. Williams, whose mailing address is 190 Cedar Grove Parkway Maylene, AL 35114 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Niki Leake and Brian Leake, whose mailing address is 6134 Hwy 17, Helena, AL 35080 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 6134 Highway 17, Helena, AL 35080; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 13th day of March, 2017.

Edward Derring Williams aka by Anita M. Williams as attorney in fact
Edward Derring Williams a/k/a Ed Williams by Anita M. Williams as Attorney-in-Fact
Anita Joyce Williams
Anita Joyce Williams a/k/a Anita M. Williams

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Anita M. Williams a/k/a Anita Joyce Williams whose name Individually and as Attorney in Fact for Edward Derring Williams a/k/a Ed William is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, individually and in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 13th day of March, 2017.

[Signature]
Notary Public
Commission Expires 12-29-2019

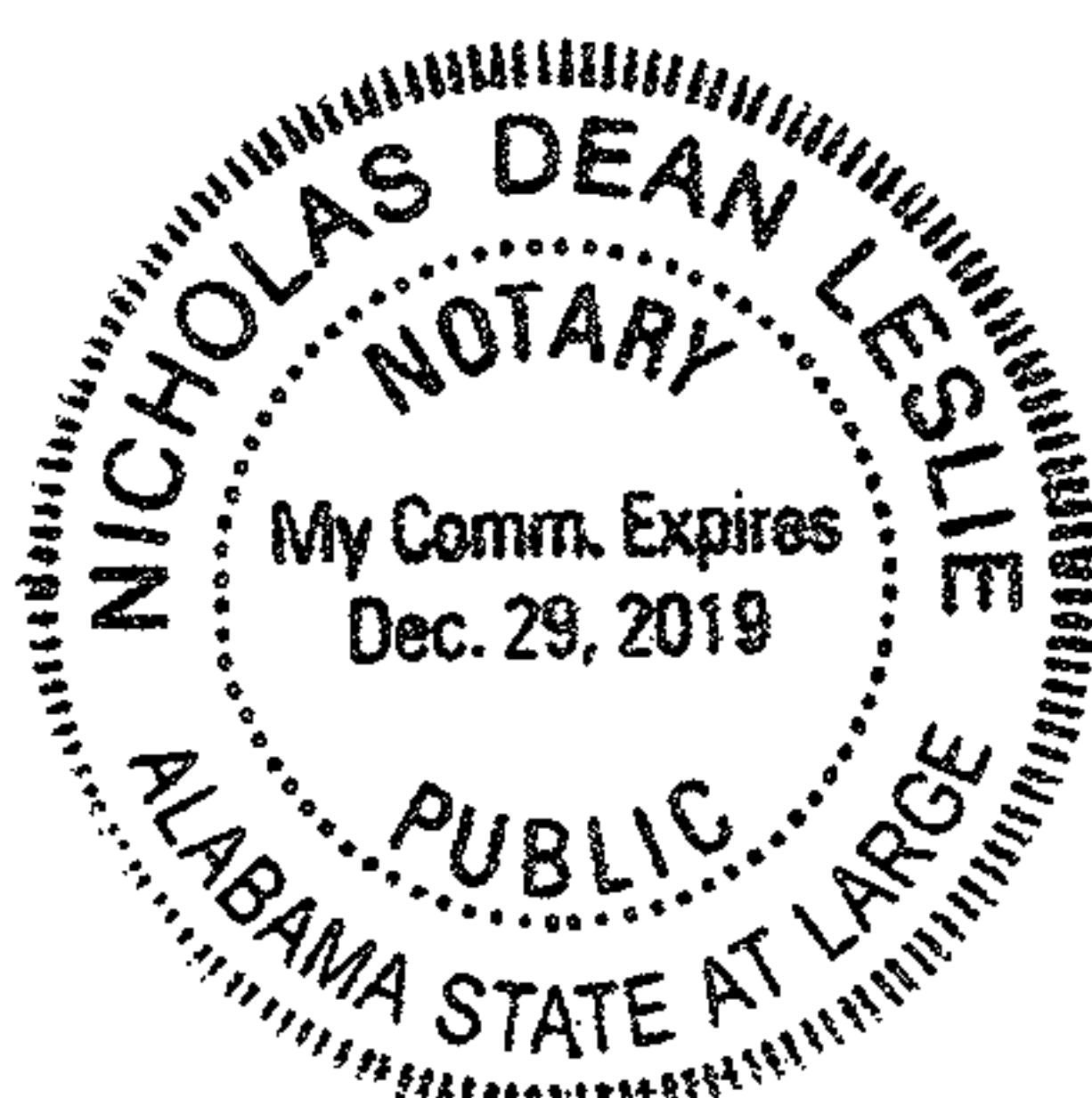


EXHIBIT "A"
Legal Description

PARCEL I:

Begin at the SW corner of SE 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a northerly direction along the West boundary of said 1/4-1/4 section 7.00 feet; thence in an easterly direction along a line parallel to the South boundary said 1/4-1/4 section 245.60 ft. to intersection with the west right of way boundary of a public road; thence turn 90 degrees and 00 minutes to the right in a southerly direction along said west right-of-way boundary 143.65 ft.; thence turn 90 degrees and 00 minutes to the right in a westerly direction 245.57 feet; thence turn 90 degrees and 00 minutes to the right in a northerly direction 136.65 ft. to the point of beginning; said tract of land being located in the SE 1/4 of SE 1/4 of Section 28 and the N 1/2 of NE 1/4 of Section 33, all in Township 20 South, Range 3 West, Shelby County, Alabama.

PARCEL II:

A parcel of land in the SE 1/4 or the SE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the SW corner of the SE 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama and run thence northerly along the west line or said 1/4-1/4 a distance of 7.00 feet to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course a distance of 55.00 feet to a steel pin corner; Thence turn 90 deg. 19 min. 06 sec. right and run easterly a distance of 246.54 feet to a steel pin corner on the west margin of Shelby County Highway No. 17; Thence turn 90 deg. 19 min. 56 sec. right and run southerly along said margin or said Highway a distance of 55.00 feet to a steel pin corner; Thence turn 89 deg. 40 min. 04 sec. right and run westerly 245.91 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/15/2017 03:45:54 PM
\$193.00 CHERRY
20170315000087980

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister".