

This instrument was prepared by

(Name) Karl C. Harrison
(Address) Attorney at Law
Columbiana, Alabama 35051

19730214000007040 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1973 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS, 2891 3108

That in consideration of Six Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jerry C. Stafford and wife, Sharon Stafford

(herein referred to as grantors) do grant, bargain, sell and convey unto
John T. Leonard and Kathy M. Leonard

(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 part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West more particularly
described as follows: Start at the Northeast corner of Section 22, Township 19 South, Range
2 West and run West 621.65 feet; thence turn left 86 deg. 46 min. and run in a Southerly
direction a distance of 52.85 feet to the point of beginning; thence continue on same course
a distance of 163.44 feet; thence turn left 89 deg. 23 min. and run Easterly a distance of
293.25 feet to the West R.O.W. line of a County road; thence turn left 93 deg. 24 min. and
run Northerly along West R.O.W. line of said County road a distance of 163.51 feet; thence
turn left 86 deg. 34 min. and run Westerly a distance of 285.33 feet back to the point of
beginning, containing 1.1 acres.

Subject to restrictive covenants filed for record on November 8, 1971, recorded in
Deed Book 271 page 46 in Probate Office.

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STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
RECORDED
6-22-73
1973 FEB -5 PM 12:49
U.C.C. FILE NUMBER 07
REC. IN K.A. PAGE AS SHOWN ABOVE
C. J. [Signature]
JUDGE OF PROBATE

U.C.C. FILE NUMBER 07
REC. IN K.A. PAGE AS SHOWN ABOVE
C. J. [Signature]
JUDGE OF PROBATE
1973 FEB 14 AM 10:30
C. J. [Signature]
JUDGE OF PROBATE

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
day of Feb, 1973

WITNESS:

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_____(Seal)
_____(Seal)
_____(Seal)

Jerry C. Stafford (Seal)
Jerry C. Stafford
Sharon Stafford (Seal)
Sharon Stafford (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Ernestine S. Stafford, a Notary Public in and for said County, in said State,
hereby certify that Jerry C. Stafford and wife, Sharon Stafford
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 conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 2nd day of February, A. D., 1973.

Ernestine S. Stafford
Notary Public