

This instrument was prepared by

(Name).....R. L. Haines,.....1923.....

(Address).....City National Bank of Birmingham, Birmingham, Alabama.....

Form 1-1-7 Rev. 1-66 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine thousand & no/100 (\$9,000.00)-----Dollars.

See Mtg 351-746

to the undersigned grantor, City National Bank of Birmingham, a national banking association (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

John P. Leonard and wife, 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:

Lot 7, in Block 5, according to the Survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

\$8,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 296 PAGE 646

19760126000004680 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/26/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JAN 26 AM 8:02
Deed Mtg 351
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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, R. L. Haines who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of January 19 76

ATTEST:
Joseph H. Roberts Jr.
Vice President Secretary

CITY NATIONAL BANK OF BIRMINGHAM
By *R. L. Haines*
R. L. Haines, Vice President

STATE OF Alabama }
COUNTY OF Jefferson }

I, Frances Baker a Notary Public in and for said County in said State, hereby certify that R. L. Haines whose name as Vice President of City National Bank of Birmingham a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 16th day of January 19 76

Frances Baker
Notary Public