

This instrument was prepared by

(Name) Barry V. Hutner

(Address) 2220 Highland Ave. South Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Eight Thousand and No/100--- (\$88,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Albert K. Walter and wife, L. Louise Walter

(herein referred to as grantors) do grant, bargain, sell and convey unto

Herbert Edward Leonard and wife, Barbara J. 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:

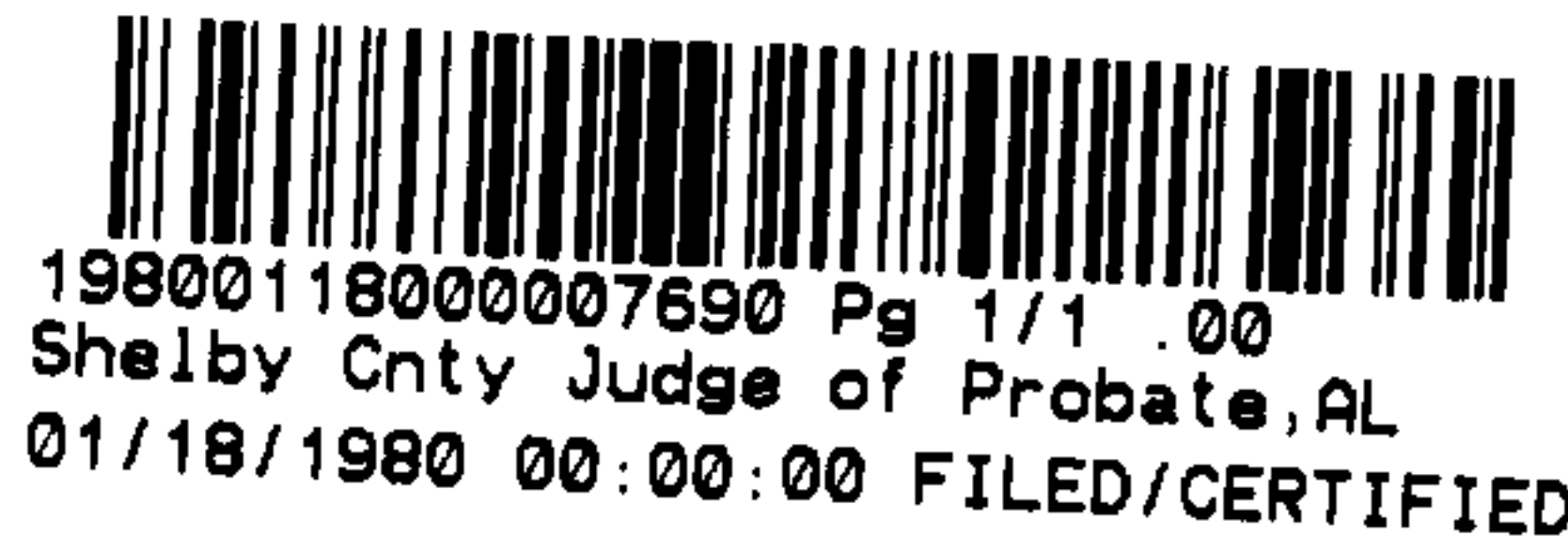
Begin at the SW corner of the NE 1/4 of NW 1/4 of Section 7, Township 20 South, Range 3 West, being the point of beginning, run thence north along the west boundary line of said NE 1/4 of NW 1/4 a distance of 507.7 feet; thence turn right an angle of 91° 12' 15" a distance of 226.67 feet; thence turn right an angle of 114° 39' 37" a distance of 137.52 feet; thence turn left an angle of 25° 51' 52" a distance of 382.70 feet to the south boundary line of said NE 1/4 of NW 1/4, thence turn right an angle of 91° 12' 15" along said south boundary line a distance of 166.67 feet to the point of beginning, being in the NE 1/4 of NW 1/4 of Section 7 Township 20 South, Range 3 West, Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1980.

Right of way to Alabama Power Company recorded in Volume 242, page 943, in the Probate Office of Shelby County, Alabama.

\$70,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.



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 14th day of January 80

WITNESS:

STATE OF ALABAMA
SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1980 JAN 18 AM (Seal) 02

Albert K. Walter (Seal)

L. Louise Walter (Seal)

Judge of Probate (Seal)

Deed 18.00
Rec. 1.50
Fees 1.00
20.50

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert K. Walter and wife, L. Louise Walter 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 14th day of January

A.D. 1980

Notary Public

Barry V. Hutner