

This instrument was prepared by

(Name) Daniel M. Spitler
 1970 Chandalar South Office Park
 (Address) Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
 Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



19800401000038500 Pg 1/1 .00
 Shelby Cnty Judge of Probate, AL
 04/01/1980 00:00:00 FILED/CERTIFIED

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

That in consideration of Thirty Thousand and no/100-----dollars

to the undersigned grantor, Chandalar Dev., Inc. a corporation,
 (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

Kirby C. Leeper and wife, Peggy D. Leeper

(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

Lot 185, according to the survey of Chandalar South, Fourth Sector,
 as recorded in Map Book 6 Page 69 in the Probate Office of Shelby
 County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume
 and promise to pay that certain mortgage to First Southern Federal
 Savings & Loan Association recorded in the Mortgage Book 374, page 947,
 in the Probate Office, according to the terms and conditions of said
 mortgage and indebtedness thereby secured.

\$22,000.00 of the purchase price recited above was paid from a purchase
 money second mortgage loan closed simultaneously herewith.

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 con-
 tingent 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 encum-
 brances,

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 President, W. M. Humphries
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of March 19 80
 CHANDALAR DEV., INC.

ATTEST: STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

Secretary

1980 APR -1 AM 8:49

STATE OF ALABAMA
 COUNTY OF SHELBY

JUDGE OF PROBATE

I, the undersigned W. M. Humphries
 State, hereby certify that whose name as the President of Chandalar Dev., Inc.

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 28th day of March 19 80

Form ALA-33

Daniel M. Spitler

Notary Public

Daniel M. Spitler