

(Name).....Randolph H. Schneider, Attorney at Law
(Address).....1760 The Exchange, Suite 200-A, Atlanta, Georgia 30339

Form 1-1-27 Rev. 1-66
WARRANTY DEED— JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

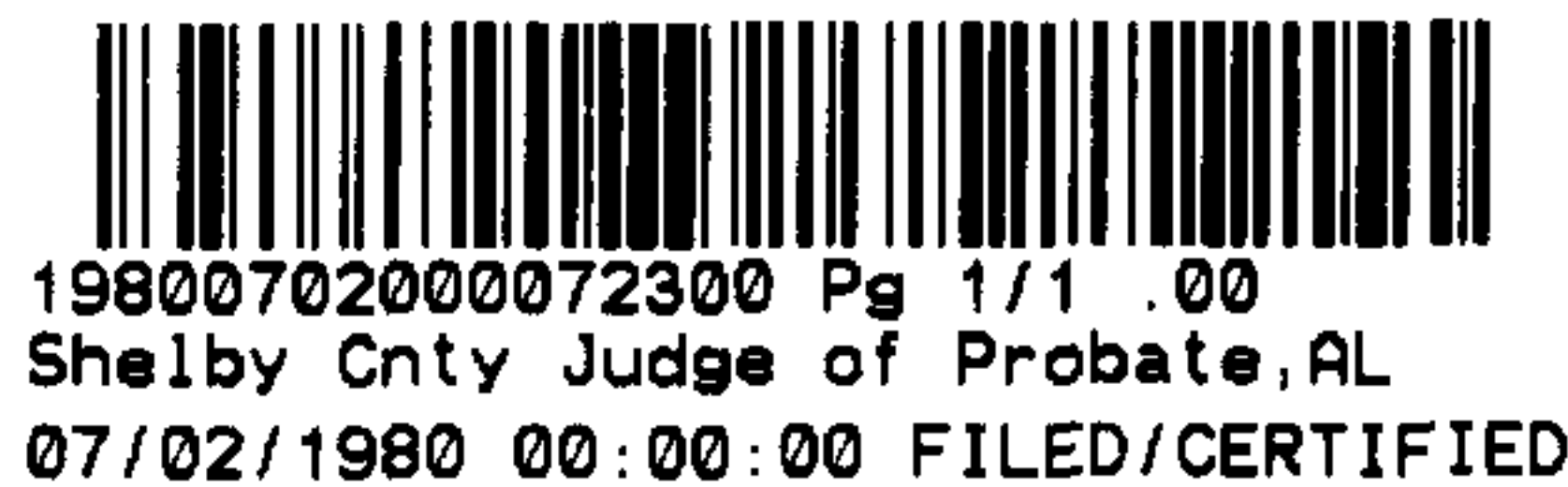
STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS: C 7536.22

That in consideration of TEN AND NO/100 and other good and valuable consideration (\$10.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CLIFFORD E. WAITS, JR. and his wife, CHERYL S. WAITS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto



FREDERICK W. LEIMBERGER, JR. and wife, PATRICIA ANN LEIMBERGER

(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, Block 1, according to the Plat of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

As part of the consideration herein, the Grantees herein agree to assume and pay the unpaid balance in the approximate amount of \$59,853.26, in favor of Johnson & Associates Mortgage Company, dated June 2, 1978, and recorded in Mortgage Book 379, at Page 1, which was assigned to Old Colony Co-Operative Bank by assignment recorded in Miscellaneous Book 25, Page 511, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or 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.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 28 day of April, 1980.

NOTARY PUBLIC, SHELBY CO. ALABAMA

1980 JUL -2 AM 10:56

Clifford E. Waits, Jr. (Seal)
CLIFFORD E. WAITS, JR.

Cheryl S. Waits (Seal)
CHERYL S. WAITS

Rec'd 8.00
Dec. 1.50
Ind. 1.00
10.50

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Raymond J. Dixon, a Notary Public in and for said County, in said State, hereby certify that Clifford E. Waits, Jr. and his wife, Cheryl S. Waits whose names are assigned 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of April, A. D. 1980.

Notary Public.