

(Name) Melford O. Cleveland, Attorney 691

(Address) Montevallo, Alabama

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Shelby Cnty Judge of Probate, AL
06/22/1981 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand (\$20,000.00) and 00/100.....DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Philip C. Hubbard, and wife, Kathy Hubbard, and Leslie H. Hubbard, a single
(herein referred to as grantors) do grant, bargain, sell and convey unto man,

Hanson Leach, and wife, Jean H. Leach,
(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 Northwest halves of Lots 42 and 43, according to the
official map of the Town of Montevallo, Alabama, more particularly
described as follows: Begin at the most Northerly corner of said Lot 42,
being the intersection of the Southeasterly right-of-way line of Main
Street, and the Southwesterly right-of-way line of Shelby Street,
thence in a Southeasterly direction along said Shelby Street right-of-way
line a distance of 70.0 feet; thence continue along last described
course a distance of 39.0 feet; thence 90 deg. right in a Southwesterly
direction, a distance of 150.0 feet; thence 90 deg. right in a North-
westerly direction a distance of 9.0 feet; thence 90 deg. right in a
Northeasterly direction a distance of 90.0 feet; thence 90 deg. left
in a Northwesterly direction a distance of 100.00 feet; thence 90 deg.
right in a Northeasterly direction a distance of 60.00 feet to the point
of begining; being situated in Shelby County, Alabama.

The purchase price recited above, was paid from a mortgage loan 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 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 19th
day of June, 1981.

WITNESS:

See 2.00 (Seal)
See 1.00 (Seal)
See 3.00 (Seal)
JUN 22 AM 9:06 (Seal)
See Mtg H13-H53 (Seal)

Philip C. Hubbard (Seal)
Kathy Hubbard (Seal)
Leslie H. Hubbard (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned Authority, a Notary Public in and for said County, in said State,
hereby certify that Philip C. Hubbard, and wife, Kathy Hubbard, and Leslie H. Hubbard,
whose name s are signed to the foregoing conveyance, and who are known to me, a single man,
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 19th day of June, 1981. A. D., 19

MERCHANTS & PLANTERS BANK
P. O. Box 250
Montevallo, Alabama 35115

My Commission Expires September 14, 1984 Notary Public.