

This instrument was prepared by

278

(Name) JOHN T. CAMPBELL, ESQUIRE  
300 Century Park South, Suite 104  
(Address) Birmingham, AL 35226



Jefferson Land Title Services Co., Inc.  
218 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

500.00 *P.O.L.*

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS

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

**LAVERNE C. LEONARD** (a married woman)

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

✓ **LAVERNE C. LEONARD** (a married woman) and **LINWOOD C. LEONARD** (a married man)

(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 17 according to the map of Shelby Shores, Inc. 1969 Sector as recorded in Map Book 5, at Page 46, in the Office of the Judge of Probate, Shelby County, Alabama

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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, I have hereunto set My hand(s) and seal(s), this 21st day of September, 1981

WITNESS:

*[Signature]*  
J. M. G. (Seal)  
I CERTIFY THIS DEED WAS FILED  
1981 FEB - 23 AM 10:34  
*[Signature]* (Seal)  
JUDGE OF PROBATE

*[Signature]* (Seal)  
LAVERNE C. LEONARD

Deed TAX .50  
Res 1.50  
Ind 1.00  
3.00 (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LAVERNE C. LEONARD** whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of September, A. D. 1981

Form ALA-31

2036 Columbian Rd.  
B'ham, AL 35216

*[Signature]*  
Richard A. Seale  
Notary Public.