



This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-ONE THOUSAND SIX HUNDRED TWENTY AND NO/100TH (\$31,620.00) -- DOLLARS

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

GEORGES CHEVALIER, A MARRIED MAN

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

LARRY F. LESLIE AND WIFE, MARTHA JAYNE LESLIE

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY

County, Alabama to-wit:

A parcel of land partly in the SE1/4 of the SW1/4 Section 13, Township 22 South, Range 2 West and partly in the NE1/4 of the NW1/4 Section 24, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the Southeast corner of said NE1/4 of the NW1/4, Section 24, as beginning point (a stenciled concrete post) run North 03 deg. 30 min. West 2125.3 feet to a point on the South right of way line of County Road No. 86; thence run along said right of way line South 30 deg. 10 min. West 449.7 feet; thence run South 03 deg. 57 min. East 1830.6 feet to a point in the center of the abandoned L & N Railroad right of way; thence run along said centerline South 53 deg. 00 min. East 376.5; thence run North 86 deg. 30 min. East 146.2 feet to the beginning point.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$25,296.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Included herewith title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Lease in Deed Book 334 page 739 corrected and re-recorded in Deed Book 335, Page 994.

GRANTEES' ADDRESS: ROUTE 1, BOX 65-A, SHELBY, ALABAMA

THE SELLER AFFIRMS THAT THE ABOVE-DESCRIBED PROPERTY IS NOT HIS HOMESTEAD. THE SELLER'S HOMESTEAD IS LOCATED AT 1753 SOUTH LAKESHORE DRIVE, BIRMINGHAM, AL. 35216.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 18TH

day of May, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Entry 448-909
1984 MAY 18 PM 4:01

Deed Tag - 650
Rec 150
Ind 900

(Seal)

Georges Chevalier
GEORGES CHEVALIER

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said State, hereby certify that GEORGES CHEVALIER, A MARRIED MAN whose name IS signed to the foregoing conveyance, and who IS known to me personally before me on this day, that, being informed of the contents of the conveyance HE HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18TH day of May, A. D., 1984