

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Hanson Leach
43 South Main Street
Montevallo, Alabama 35115

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

VICTOR SCOTT, a married man,

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

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:

Parcel I

Part of Lots 42 and 43, Original Plan of Montevallo, fronting Main Street 90 feet, and running perpendicular to Main Street in a uniform width of 100 feet, more particularly described as follows: A lot situated in the Town of Montevallo, Alabama, more particularly described as follows: Commence at the southernmost corner of the intersection of Broad Street and Shelby Street and go thence along the southern boundary of Broad Street in a southwesterly direction 60 feet to a point, which is the point of beginning; go thence perpendicular to Broad Street and in a southeasterly direction 100 feet; go thence in a southwesterly direction and parallel with Broad Street a distance of 90 feet; thence in a northwesterly direction and perpendicular to Broad Street 100 feet to the southerly boundary of said Broad Street; thence along the boundary of said Street in a northeasterly direction a distance of 90 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

All of Lot 17, and the east 22 feet of Lot 16, Original Plan of Montevallo, fronting Main Street 97 feet and running perpendicular to and parallel with Shelby Street, 300 feet. There is excepted from this described parcel of land, the west one (1) foot of the south 96 feet deeded to the City of Montevallo for a party wall (Deed Book 134, Page 167); being situated in Shelby County, Alabama.

Parcel III

Part of Lots 15 and 16, Original Plan of Montevallo, fronting on the southeast margin of Valley Street, beginning at a point of 97 feet southwest of the intersection of the south line of Valley Street and the west line of Shelby Street 77 feet; thence southeast and parallel to Shelby Street, 125 feet; thence northeast and parallel with Valley Street 77 feet; thence northwest and parallel with Shelby Street 125 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 174, page 64 in Probate Office of Shelby County, Alabama.

Reservations and restrictions as shown in Deed Book 155, page 573 in Probate Office of Shelby County, Alabama.

BOOK 019 PAGE 670
Merchants & Planters Bank

The property herein conveyed does not constitute the homestead of the Grantor herein.

\$165,000.00 of the purchase price recited above was paid from a 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 contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 and seal this 1st day of March, 1985.

Victor Scott (SEAL)
Victor Scott

STATE OF ALABAMA)

SHELBY COUNTY)

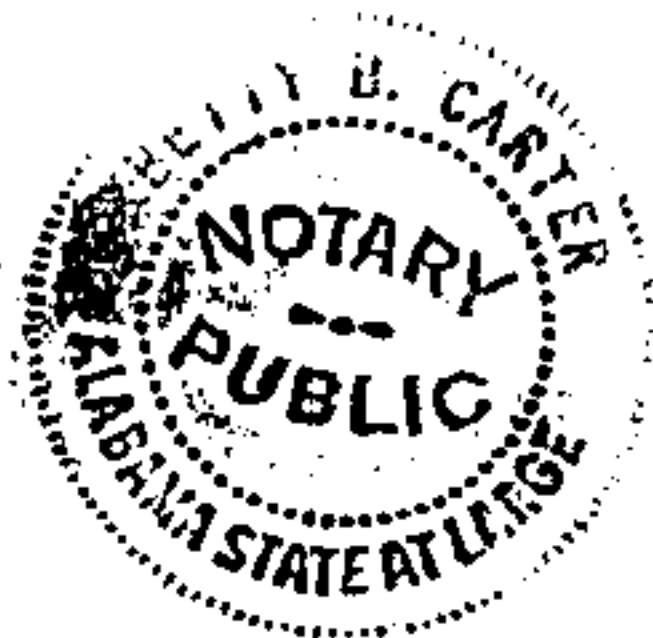
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Scott, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 1985.

(NOTARIAL SEAL)

Betty B. Carter
Notary Public

My Commission Expires: My Commission Expires July 13, 1985



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 MAR -4 AM 8:33

Thomas P. [Signature]
JUDGE OF PROBATE

Recd TAX 10.00
Dec 5.00
1.00
16.00