

1888

This instrument was prepared by

**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fourteen Thousand Five Hundred and no/100----- DOLLARS

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

Judge M. King

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

John O. Leemon, Jr. and Nancy E. Leemon

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

Shelby

County, Alabama to-wit:

Lot No. 12, according to Waxa Subdivision, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision being recorded in Map Book 5, Page 5 in the Probate Office of Shelby County, Alabama.

There is EXCEPTED from this conveyance and reserved to Richard Pat Handley and wife, Fay C. Handley all that part of the above described lot of land lying below that certain datum plane of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January, 1955. Grantees shall have the right to use and cut, or clear the trees or timber on that part of such lot of land hereinabove described lying below said elevation of 397 feet above mean sea level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising of original Lay Lake of such Company.

The elevation above sea level used when the original Lay Lake was constructed is converted to the United States Coast and Geodetic Survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean sea level hereinabove referred to.

**CONTINUED ON REVERSE SIDE**

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 hands(s) and seal(s), this 19th day of March, 19 87.

WITNESS:

(Seal)

Judge M. King  
Judge M. King

(Seal)

(Seal)

(Seal)

(Seal)

(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 Judge M. King 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 19th day of March, A. D., 19 87.

Form 31-A

NOTARY  
PUBLIC

William R. Justice  
Notary Public.

CONWILL & JUSTICE

Said lot is conveyed subject to the protective covenants recorded in Deed Book 235, Pages 550 and 551 in the Probate Office of Shelby County, Alabama.  
Mineral rights EXCEPTED.

The above described property does not constitute any part of Grantor's homestead.

\$7,000.00 of the purchase price recited above was paid from a mortgage executed simultaneously herewith.

Grantees' address:

Route 1, Box 751  
Maylene, Alabama 35114

BOOK 120 PAGE 711

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1997 MAR 20 PM 1:56

*Thomas P. Henderson, Jr.*  
JUDGE OF PROBATE

|                  |       |
|------------------|-------|
| 1. Notary Fee    | 7.50  |
| 2. Inty. Fee     |       |
| 3. Recording Fee | 5.00  |
| 4. Indexing Fee  | 1.00  |
| TOTAL            | 13.50 |

Return to:

TO

WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

Recording Fee \$  
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON  
& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051