

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

MAIL TAX NOTICE TO:

Mr. James E. Leach

1101 Henry Dr.
 Alabama, AL

16,600.00

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 AND NO/100 DOLLARS (\$1.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, CHARLES F. JONES and wife, MARGARET S. JONES, individually and MARGARET S. JONES, as Trustee under the Caroline Bailie Scott Grandchildren Trust, dated December 31, 1979, and recorded in Deed Book 324, page 251, in the Office of the Judge of Probate of Shelby County, Alabama; and MARGARET S. JONES, as Trustee under the Caroline Bailie Scott Grandchildren Trust, dated December 31, 1979, and recorded in Deed Book 324, page 251, in the Office of the Judge of Probate of Shelby County, Alabama, in Trust for the use and benefit of William Gunter Scott, Jr., Evan W. Scott, Jordan Elizabeth Scott, Brian Scott Jones, Courtney Marie Scott, Ashley E. Jones; and MARGARET S. JONES, as Trustee under the Caroline Bailie Scott Grandchildren Trust, dated December 31, 1979, and recorded in Deed Book 324, page 251, in the Office of the Judge of Probate of Shelby County, Alabama, for the benefit of Caroline Gibbs Walters, Jane Elizabeth Walters, Laura Amelia Walters, William Gunter Scott, Jr., Courtney Marie Scott, Brian Scott Jones, Elena Kristine Scott, Robert Brandon Scott, Ashley E. Jones, Katherine Alison Scott, Jordon Elizabeth Scott (herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

JAMES E. LEACH and wife, SANDRA B. 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 parcel of land situated in the SW 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, more particularly described as follows: Beginning at the SE corner of the SW 1/4 of the SE 1/4 of Section 34, go South 89 deg. 54 min. 30 sec. West along the South boundary of said 1/4 Section 351.64 feet to the East boundary of Shelby County Highway No. 264; thence ten (10) courses along said East boundary as follows: go North 14 deg. 04 min. 20 sec. East for 143.03 feet; thence North 35 deg. 52 min. 20 sec. East for 53.85 feet; thence North 14 deg. 04 min. 20 sec. East for 200.00 feet; thence North 2 deg. 45 min. 45 sec. East for 50.99 feet; thence North 14 deg. 04 min. 20 sec. East for 150.00 feet; thence North 2 deg. 45 min. 45 sec. East for 50.99 feet; thence North 14 deg. 04 min. 20 sec. East for 250.00 feet; thence North 35 deg. 52 min. 20 sec. East for 53.85 feet; thence North 14 deg. 04 min. 20 sec. East for 59.00 feet; thence North 59 deg. 17 min. East for 74.00 feet to the East boundary of said 1/4 1/4 Section; thence South 1 deg. 25 min. 27 sec. East along said East boundary for 1004.65 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 213 page 115 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 155

page 568 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$16,000.00 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.

✓ FIRST ALABAMA BANK

SHELBY COUNTY

BOX 633

AL 35000

BOOK 133 PAGE 822

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of May, 1987.

Charles F. Jones (SEAL)
Charles F. Jones

Margaret S. Jones (SEAL)
Margaret S. Jones

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles F. Jones and wife, Margaret S. Jones whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 14th day of May, 1987.

(NOTARIAL SEAL)

Regina A. Pula
Notary Public

BOOK 133 PAGE 823

STATE OF ALABAMA BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JUN -3 PM 1:37

Thomas O. Henderson
JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mig. Tax		—
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>6.00</u>