

This instrument was prepared by

1332  
HARRISON, CONWILL, HARRISON & JUSTICE  
P. O. Box 557  
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Leonard M. LeSueur, a widower

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Leonard Paul LeSueur, James Edward LeSueur, and Mary Nell LeSueur

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Three acres, more or less, situated in the Northwest corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 16, Township 21, Range 3 West, described as follows:  
Beginning at the NW corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , running South along West line of said 40 acres, 420 feet; thence East, parallel with the South line of said 40 acres 315 feet; thence North parallel with the east line of said 40 acres 420 feet to the north line of the said NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; thence West along north line of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  315 feet to point of beginning.  
Less and except that portion of the above described property lying South of Maylene Road.

GRANTOR HEREIN RESERVES A LIFE ESTATE IN AND TO THE ABOVE PROPERTY.  
Grantor is the surviving grantee named in deed recorded in Deed Book 286, page 294, in the Probate Office of Shelby County, Alabama.

GRANTEES' ADDRESS:

P.O. Box 308  
Alabaster, Alabama 35007

1. Deed Tax ----- \$ 50  
2. Mtg. Tax ----- \$  
3. Recording Fee ----- \$ 250  
4. Indexing Fee ----- \$ 400  
5. No Tax Fee ----- \$  
6. Certified Fee ----- \$ 1.00  
Total ----- \$ 9.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 grantee, his, her or 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 15th

day of MARCH, 19 90

I CERTIFY THIS INSTRUMENT WAS FILED

90 MAR 21 PM 2:19

(SEAL)

Leonard M. LeSueur

(SEAL)

(SEAL)

JUDGE OF PROBATE

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned  
in said State, hereby certify that Leonard M. LeSueur, a widower

Whose name is subscribed 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 15th day of March, A.D. 1990