

Corrected Deed
Book 277, Page 453

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This Instrument Prepared By:
Mr. James G. Henderson, Esq.
Pritchard, McCall and Jones
800 Financial Center
505 North 20th Street
Birmingham, Alabama 35203-2605
(205) 328-9190

PARTNERSHIP WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

This is consideration of Two Hundred One Thousand Seven Hundred Fifty Three and 96/100 (\$201,753.96) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thompson and Associates, a general partnership
(herein referred to as grantors) do grant, bargain, sell and convey unto

John P. Leonard and wife, Cindy W. Leonard

(hereinafter referred to as Grantees) for and during their joint lives and upon the death of either of them, than to the survivor of them in fee simple, together with every contingent remainder and right of reversions, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 162, according to the survey of Brook Highland, 5th Sector, as recorded in Map Book 13, Page 36 A & B, as recorded in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above Property is conveyed subject to:
Advalorem taxes due and payable October 1, 1990.

Existing easements, conditions, restrictions, set back lines, right-of-ways, limitations, if any, of record.

Mineral and mining rights not owned by seller.

The Purchase Price recited above, is being paid from a mortgage loan being closed simultaneously herewith, C. K. Thompson and R. Powell Thompson are the only general partners of Thompson & Associates, a general partnership and they have affixed their signatures to this warranty deed.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, than 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 (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, We have hereunto set our hands and seals, this the 30th day of March, 1990.

WITNESS:

Margaret E. Carr (Seal)

Margaret E. Carr (Seal)

Thompson & Associates

C. K. Thompson (Seal)
C. K. Thompson,
a General Partner

R. Powell Thompson (Seal)
R. Powell Thompson,
a General Partner

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that C. K. Thompson and R. Powell Thompson whose names as general partners of Thompson & Associates, a general partnership, and whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such general partners and with full authority executed the same voluntarily for and as the act of said partnership and that C. K. Thompson and R. Powell Thompson are the only general partners of Thompson & Associates.

Given under my hand and official seal this 30th day of March, 1990.

Anna L. Harlington
Notary Public

My Commission Expires October 21, 1992

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Corrected - 277-453
90 APR -5 AM 11:41

Thomas J. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	-----\$
2. Mtg. Tax	-----\$
3. Recording Fee	-----\$ <u>7.50</u>
4. Indexing Fee	-----\$ <u>3.00</u>
5. No Tax Fee	-----\$ <u>1.00</u>
6. Certified Fee	-----\$ <u>1.00</u>
Total	-----\$ <u>12.50</u>