

SEND TAX NOTICE TO:

(Name) Stephen P. Leonard

(Address) 3716 Kinross Drive
Birmingham, Alabama 35242

This instrument was prepared by

(Name) Gene W. Gray, Jr.

(Address) 2100 SouthBridge Parkway, Suite 650

Form TICOR 5400 1-84 Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Thirty-Six Thousand One Hundred Eighty and No/100-----

to the undersigned grantor, Ed Gray Homes, Inc. a corporation.
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Stephen P. Leonard and Janice T. Leonard

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

Lot 292, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, page 99 A & B, in the Probate Office of Shelby County, Alabama.

Subject To:

Advalorem taxes for the year 1990 which are a lien but are not due and payable until October 1, 1990;

Existing easements, restrictions, set-back lines and limitations of record.

\$187,000.00 of the consideration was paid from the proceeds of a mortgage loan.

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1	49.50
2	2.50
3	3.00
4	1.00
TOTAL	56.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Ed Gray who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of August 1990

ED GRAY HOMES, INC.

ATTEST:

By Ed Gray President

STATE OF Alabama
COUNTY OF Shelby

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

90 AUG 24 AM 8:24

I, the undersigned Ed Gray a Notary Public in and for said County in said State, hereby certify that Ed Gray JUDGE OF PROBATE whose name as President of Ed Gray Homes, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 7th day of August 1990

Public