

This instrument prepared by:  
JAMES R. MONCUS, JR.  
Attorney at Law  
1318 Alford Avenue, Suite 102  
Birmingham, AL 35228

Send Tax Notice To:  
Archie L. Clemons, Jr.  
3640 Robin Circle  
Birmingham, Alabama 35242

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Nineteen Thousand Five Hundred and 00/100'S \*\*\* (\$119,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mark A. Leonard and Joan E. Leonard, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Archie L. Clemons, Jr. and Dana Z. Clemons, husband and wife** (herein referred to as Grantees), for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Survey of Sunny Meadows, 3rd Sector, recorded in Map Book 9, Page 91 A & B, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$113,500.00 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.

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 31st day of July, 1991.

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 AUG -8 AM 9:05

Mark A. Leonard  
Mark A. Leonard

Joan E. Leonard  
Joan E. Leonard

STATE OF ALABAMA  
JEFFERSON COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mark A. Leonard and Joan E. Leonard, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of July, 1991

Notary Public

My commission expires 02-23-92

BOOK 357 PAGE 814