

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office

(205) 833-1571

FAX 833-1577

Northwest Office

(205) 988-5800

FAX 988-5805

This instrument was prepared by:

(Name) James E. Leach

(Address) 209 Thompson Road

Alabaster, Al 35007

Send Tax Notice to:

(Name) Mr. Scott Hendrix

(Address) 209 Thompson Road

Alabaster, Al 35007

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

**STATE OF ALABAMA**

Shelby

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS, \$100,000.00**

That in consideration of One and No/100 Dollars (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James E. Leach and wife, Sandra B. Leach  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Scott Hendrix and wife, Cindy S. Hendrix

(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, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the southeast corner of said quarter-quarter section and run thence westerly along the south line thereof for a distance of 351.68 feet to the southeast right-of-way line of Shelby County Highway No. 264; thence turn 104°09'50" right and run northeasterly along said right-of-way line for a distance of 143.03 feet to a point; thence turn 75°50'10" right and run easterly, parallel with the south line of said southwest quarter for a distance of 313.43 feet more or less, to a point on the east line of said quarter-quarter; thence turn 88°39'34" right and run southerly along said quarter line for a distance of 138.72 feet to the point of beginning. Said parcel contains 46,344 square feet or 1.06 acres, more or less.

1. Deed Tax	\$15.00
2. Mtg. Tax	\$
3. Recording Fee	\$2.50
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$21.50

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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We James E. Leach and Sandra B. Leach have hereunto set out hand(s) and seal(s), this 21st day of November, 19 91.

WITNESS

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

92 JAN -6 AM 10:07

JUDGE OF PROBATE

**STATE OF ALABAMA**

Shelby

**COUNTY**

**General Acknowledgment**

I, Jon Ellen Nix, a Notary Public in and for said County, in said State, hereby certify that Sandra B. Leach and James E. Leach 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 21st day of November, A.D., 19 91

November 15, 1992

My Commission Expires:

Notary Public