

SEND TAX NOTICE TO:

(Name) Gary A. Leonard

(Address) 147 Lewis Road
Columbiana Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand, Seven Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Walker Ingram, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gary A. Leonard and Judy A. Leonard

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

Shelby County, Alabama to-wit:

A parcel of land lying in the East 1/2 of the NW 1/4 of Section 28, Township 21 South, Range 1 East, being more particularly described as follows:
Commence at the SE corner of the East 1/2 of the NW 1/4 of Section 28, Township 21 South, Range 1 East; thence run North 0 degrees 25 minutes 13 seconds West, 29.24 feet to the point of beginning; thence continue along the last described course 400.00 feet; thence run South 87 degrees 36 minutes 22 seconds West, 1012.56 feet to a point on the Southeasterly right-of-way of County Road #61 (80-foot right of way), said point being on a curve to the left, said curve having a radius of 2964.09 feet, and a central angle of 3 degrees 08 minutes 12 seconds, said curve being subtended by a chord which bears South 16 degrees 58 minutes 32 seconds West a distance of 162.28 feet; thence run Southerly along said right of way and along the arc of said curve, 162.36 feet to the end of said curve; thence run South 15 degrees 24 minutes 25 seconds West, 255.62 feet, along said right of way to a point on the South line of said NW 1/4; thence run North 89 degrees 15 minutes 05 seconds East 112.17 feet to a point on the North right of way line of a public road (40-foot right of way as per tax map); thence run North 87 degrees 36 minutes 35 seconds East, 1018.63 feet along said right of way to the point of beginning.

According to survey of Robert C. Farmer, PLS #14720, dated January 3, 1992.

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 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, I have hereunto set my hand(s) and seal(s), this 7th

day of January, 1992.

WITNESS:

1. Deed Tax \$20.00
2. Mtg. Tax \$2.50
3. Recording Fee \$3.00
4. Indexing Fee \$1.00
5. No Tax Fee \$1.00
6. Certified Fee \$1.00
Total \$26.50

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

92 JAN -7 PM 1:24 (Seal)

James Walker Ingram (Seal)
James Walker Ingram (Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Walker Ingram, a single man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, A. D., 1992

Mike T. Atchison