

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

Send Tax Notice To: Steven T. Lebo

name  
1726 Native Dancer Circle

address  
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Seven Thousand and no/100 (\$137,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Todd A. Greenawalt and wife, Wanda H. Greenawalt,

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

Steven T. Lebo and Lisa G. Lebo

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 24, according to the Map of Dearing Downs, Tenth Addition as recorded in Map Book 14,  
Page 86 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1993.

Subject to a 40 ft. building line from Native Dancer Circle, a 10 ft. public utility easement  
on the West and Northerly side and a 18 ft. public utility easement on the Eastern side of  
subject property as shown by recorded plat.

Subject to restrictions per recorded plat regarding single family residences and as recorded  
in Real Book 315 page 925.

Subject to right of way to Alabama Power Co. and South Central Bell Telephone Co. as recorded  
in Real 333 page 148.

Subject to right of way to Shelby County as recorded in Deed Book 271 page 726.

Subject to easement to Colonial Pipeline Co. as recorded in Deed Book 223 page 431.

Subject to easement to Plantation Pipeline Co. as recorded in Deed Book 113 page 59.

\$130,150.00 of the purchase price recited above was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

Inst # 1993-08966

04/02/1993-08966  
02:21 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
13.50

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, we have hereunto set our hand(s) and seal(s), this 31st  
day of March, 1993.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Todd A. Greenawalt (Seal)  
Todd A. Greenawalt  
Wanda H. Greenawalt (Seal)  
Wanda H. Greenawalt (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,  
hereby certify that Todd A. Greenawalt and wife, Wanda H. Greenawalt  
whose name S 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 31st day of March, A. D., 1993

Larry L. Halcomb

Notary Public.