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This instrument was prepared by:
(Name) William R. Justice
(Address) P.O. Box 1144
Columbiana, AL 35051

Send Tax Notice to:
(Name) Mr. and Mrs. Charles E. Rood
(Address) 711 N. Horton Road
Wilsonville, AL 35186

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-seven Thousand and no/100 ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James H. Leeper, unmarried (herein referred to as grantors) do grant, bargain, sell and convey unto Charles Eugene Rood and Dorothy Hughen Rood (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:

See attached Exhibit "A"

The purchase price is being paid by note and mortgage executed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCB 10.00

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 for 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, I have hereunto set my hand(s) and seal(s), this 11th day of June, 19 93.

WITNESS

_____ (Seal)

_____ (Seal)

_____ (Seal)

James H. Leeper (Seal)

James H. Leeper (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that James H. Leeper, unmarried

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 11th day of June A.D., 19 93

9/12/95

My Commission Expires:

William R. Justice

Notary Public



EXHIBIT "A"

A parcel of land being situated in the SE 1/4 of the NW 1/4 and NE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of the NE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 1 East; thence run South along the East line of said 1/4 1/4 for 220.35 feet; thence 89 deg. 05 min. right, run West for 400.0 feet to an iron pin; thence 79 deg. 13 min. 26 sec. right, run 665.73 feet to an iron pin; thence 75 deg. 13 min. 05 sec. right, run 299.67 feet to an iron pin and to a gravel road; thence 93 deg. 55 min. 20 sec. right, run along said road for 325.59 feet to an iron pin; thence 16 deg. 37 min. left, continue along said road for 208.37 feet to an iron pin; thence 37 deg. 20 min. 15 sec. right, run 96.69 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1993 and subsequent years not yet due and payable.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 218 page 36 and Deed Book 218 page 20 in Probate Office.
3. Easement to South Central Bell as shown by instrument recorded in Deed Book 326 page 574 in Probate Office.

SIGNED FOR IDENTIFICATION:



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