

SEND TAX NOTICE TO:

(Name) Martin P. Leonard

(Address) 233 Mamie Lane, Birmingham, Al.
35215

This instrument was prepared by

(Name) Jean C. Collum

(Address) P. O. Box 43334, Birmingham, Al. 35243

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 eight hundred and no/100 Dollars (\$19,800.00) DOLLARS

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

Jack C. Collum, a married man

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

Martin P. Leonard and wife, Joyce T. 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY BEING CONVEYED.

This conveyance is subject to easements and restrictions of record.

"The above property being conveyed does not constitute the homestead of the grantor nor the homestead of the grantor's spouse."

Inst # 1993-19207

06/30/1993-19207
01:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 29.00

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 29th
day of June, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Jack C. Collum
(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack C. Collum, a married 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 29th

day of June

A. D., 19 93

Sharon E. Dargatzis
Notary Public.

EXHIBIT "A"

Commence at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East; thence run north along the East line thereof 520.0 feet to the point of beginning; thence 88 deg. 57 min. 35 sec. left run Westerly and parallel with the South line of said 1/4-1/4 Section 980.53 feet to the centerline of Southern Railroad; thence run Northwesterly along said railroad 485.11 feet to the West line of said 1/4-1/4 Section; thence run North along said 1/4-1/4 line 419.98 feet to the North line of said 1/4-1/4 Section; thence 91 deg. 22 min. 55 sec. right run along said North line 1316.24 feet to the East line of said 1/4-1/4 Section; thence 88 deg. 26 min. 51 sec. right run Southerly along said line 686.12 feet to a rock pile; thence continue along said line 100.55 feet to the point of beginning. Containing 22 acres.

Also a 35 foot easement for ingress and egress the centerline of which is described as follows; Commence at the SE corner of said 1/4-1/4 Section and run North along the East line thereof 17.5 feet to the point of beginning; thence turn 88 deg. 57 min. 35 sec. left run Westerly and parallel to the South line of said 1/4-1/4 section 100.0 feet; thence turn 91 deg. 22 min. 55 sec left run Southerly and parallel to the West line thereof 17.5 feet to the South line of said 1/4-1/4 Section and the point of ending. Said easement lying 17.5 feet on each side the the previously described centerline.

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