

293-1034

This Instrument was prepared by:

R. Shan Paden  
PADEN & HARRIS  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

Send Tax Notice to:

DENNIS W. LEACH  
102 St. Charles Drive  
Helena, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of ONE HUNDRED SIXTEEN THOUSAND THOUSAND NINE HUNDRED AND NO/100 (\$116,900.00) DOLLARS to the undersigned GRANTOR, DOUG BLACK CONSTRUCTION, INC., an Alabama Corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, GRANTOR does by these presents, grant, bargain, sell and convey unto DENNIS W. LEACH and wife, MARGUERITE L. WIGGS LEACH, (hereinafter referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of, St. Charles Place as recorded in Map Book 17, Page 6, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Taxes for the year 1994, which constitute a lien, but are not yet due and payable.
2. 35 foot building set back line from St. Charles Drive and Shelby County Highway # 91 as shown on recorded map of said subdivision.
3. 10 foot landscape easement on South side of said lot as shown on map.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1993-5181 in said Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133 page 55, Deed Book 138, page 217 and Deed Book 130 page 166 in Probate Office.
6. Easements to Southern Natural Gas Company as recorded in Deed Book 90, Page 336 and Deed Book 213, Page 117, in

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said Probate Office.

7. Easements to Alabama Power Company as recorded in Deed Book 57, Page 547; Deed Book 58, Page 65; and Deed Book 58, Page 72 in said Probate Office.
8. Right of way to Shelby County as recorded in Deed Book 155, Page 122, in said Probate Office.
9. Oil, Gas and Mineral Lease to Cabot Oil and Gas Corporation as set out in Inst. No. 1992-11400 in the Probate Office.

\$111,000 of the proceeds were derived from a purchase money mortgage in favor of MOLTON, ALLEN & WILLIAMS closed simultaneously herewith.

**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 we do for ourselves and for our heirs, executors, administrators, successors and assigns covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, administrators, successors and assigns 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, the said GRANTOR by its President, DOUG BLACK, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of December, 1993.

DOUG BLACK CONSTRUCTION, INC.

By: Doug Black  
DOUG BLACK, Its President

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, Robert S. Paden, a Notary Public, in and for said County in said State, hereby certify that DOUG BLACK, whose name as President of DOUG BLACK CONSTRUCTION, INC., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this the 23<sup>rd</sup> day of December, 1993.

Robert S. Paden  
Notary Public

My commission expires: 7/16/94

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