

This instrument was prepared by

Send Tax Notice To: LEONARD J. JUMP

(Name) Corley, Moncus & Ward, P.C.

name

4729 SANDPIPER LANE

address

(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY EIGHT THOUSAND AND NO/100-----
----- DOLLARS (\$178,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
LESLIE J. REED, a single person,

(herein referred to as grantors) do grant, bargain, sell and convey unto LEONARD J. JUMP AND WIFE, PAMELA L. JUMP

(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 44, ACCORDING TO THE SURVEY OF SANDPIPER TRAIL SUBDIVISION SECTOR I, AS
RECORDED IN MAP BOOK 12, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 1994.

EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND COVENANTS OF RECORD.

Inst # 1994-24038

08/01/1994-24038
03:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 44.50

\$ 142,400.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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.

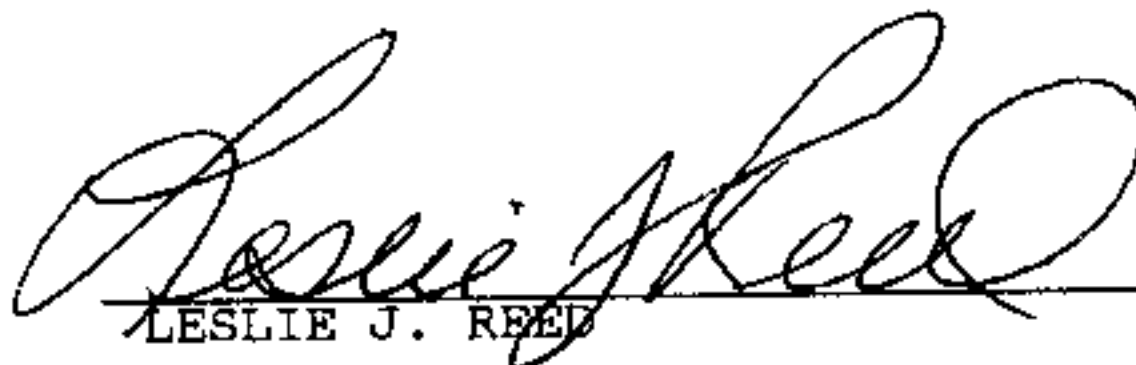
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 28th
day of July, 19 94.

(Seal)

(Seal)

(Seal)


LESLIE J. REED

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
LESLIE J. REED, a single person,
whose name(s) 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 28th day of July, A.D., 1994


GENE W. GRAY, JR.

Notary Public