



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TEN THOUSAND AND NO/100 (\$110,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
THOMAS R. LEINHEISER and wife, ELIZABETH A. LEINHEISER

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
MELINDA CAIN

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO:

1. Taxes for the year 1994 and subsequent years;
2. Easements restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

Elizabeth A. Leinheiser is one and the same person as Elizabeth Anne Aufdemorte.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd

day of July, 19 94.

_____(SEAL) Thomas R. Leinheiser _____(SEAL)
THOMAS R. LEINHEISER

_____(SEAL) _____(SEAL)
_____(SEAL) Elizabeth A. Leinheiser _____(SEAL)
ELIZABETH A. LEINHEISER

STATE OF ALABAMA

JEFFERSON COUNTY }

General Acknowledgment

I, _____ the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that **THOMAS R. LEINHEISER and wife, ELIZABETH A. LEINHEISER**

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 22nd day of July A.D. 19 94

8-29-94 [Signature]
Notary Public

08/23/1994-26215
01:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
121.00
002 MEL

Inst # 1994-26215

EXHIBIT A

A part of the North 1/2 of Southwesterly 1/4 of Section 28, Township 21 South, Range 3 West, described as follows: From the Southwest corner of Northwest 1/4 of Southwest 1/4, Section 28, run Easterly along South line of Northeast 1/4 of Southwest 1/4 Section 28 for 1233.61 feet to the point on East right of way line of Montevallo-Elyton Highway for point of beginning of tract herein described; thence turn angle of 123 degrees 41 minutes to left and run Northwesterly along the East right-of-way line of said Montevallo-Elyton Highway 467 feet thence turn an angle of 01 degrees 55 minutes to the right and continue Northwesterly along the East right-of-way line of said Highway 74.55 feet; thence turn an angle of 84 degrees 53 minutes 40 seconds to left and run Southwesterly 10.3 feet; thence turn an angle of 89 degrees 33 minutes to right and run Northwesterly along East right-of-way line of said Highway 100 feet; thence turn an angle of 04 degrees 31 minutes 20 seconds to right and continue Northwesterly along the East right-of-way line of said Highway 94.96 feet; thence turn an angle of 94 degrees 07 minutes 20 seconds to right and run Northeasterly 9.80 feet; thence turn an angle of 84 degrees 43 minutes to left and run Northwesterly along the East right-of-way line of said Montevallo and Elyton Highway 23.0 feet, more or less, to the point of intersection of the East right-of-way line of said Highway and the center line of a ditch; thence run Northeasterly along the centerline of said ditch, with the meandering of said ditch 668.72 feet, more or less, to the point of intersection of the centerline of said ditch and the West right-of-way line of the Southern Railroad; thence run Southwesterly along the west right-of-way line of said railroad 950.00 feet more or less to point of intersection of the West right-of-way line of said railroad and the South boundary line of the Northwest 1/4 of Southwest 1/4, Section 28, thence run Westerly along South line of Northwest 1/4 of Southwest 1/4 of Section 28 for 17.39 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1994-26215

08/23/1994-26215

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121.00