

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) James H. Leeper
505 Chelsea Road
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
(Address) P O Box 822, Columbiana, AL 35051

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 EIGHTY SIX THOUSAND FIVE HUNDRED and no/100-----(\$86,500.00) DOLLARS

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

BETTY L. RUSH, an unremarried widow

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

James H. Leeper, an unmarried man,
BEVERLY MCKENNA, an unmarried woman, Inst # 1994-31778

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County Alabama
10/21/1994
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 25.50

Part of the N 1/2 of the NE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the South line of the N 1/2 of the NE 1/4 of Section 23 and the centerline of Shelby County Highway No. 47; thence run Westerly along said South line 43.45 feet to the Southwesterly right of way of said highway, the point of beginning of the property herein described; thence continue along the South line of the N 1/2 of the NE 1/4 of said Section 23, 528.10 feet; thence turn 90 degrees 52 minutes 30 seconds right and run Northerly 210.0 feet; thence turn 89 degrees 07 minutes 30 seconds right and run Easterly 435.75 feet to said right of way line; thence turn 67 degrees 01 minutes right and run Southeasterly 228.08 feet to the point of beginning.
Situated in Shelby County, Alabama.

Betty L. Rush is the surviving grantee in that certain deed recorded in Deed Book 339, Page 942, in Probate Office of Shelby County, Alabama; the other grantee, Thomas C. Rush, Jr., having died on or about the 26 day of Oct., 1988.

Subject to taxes for 1995, easements, restrictions, permits and rights-of-way of record.

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 21st day of October, 19 94.

WITNESS:

_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Betty L. Rush 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, A. D., 19 94

[Signature]
Notary Public.
My Commission Expires: 10/16/96