



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

This instrument was prepared by

(Name) Sandra J. Hughes

(Address) 2232 Cahaba Valley Drive  
Birmingham, Alabama 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Eight Thousand and 00/100 Dollars (\$28,000.00)

to the undersigned grantor, Spratlin Construction Company, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

Timothy R. Leasure and wife, Judy R. Leasure

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

Shelby County, Alabama to-wit:

Lot 25, according to the survey of Yellowleaf Ridge Estates, as recorded in Map Book 18,  
Page 127, in the Probate Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1994.

Subject to restrictions, covenants, building lines and easements of record.

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12/12/1994-36384  
03:47 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 36.50

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its  
successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are  
free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same  
to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William F. Spratlin  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of December 19 94.

ATTEST:

\_\_\_\_\_  
Secretary

By William F. Spratlin  
President

STATE OF ALABAMA  
COUNTY OF SHELBY

}

I, Sandra J. Hughes a Notary Public in and for said County in said  
State, hereby certify that William F. Spratlin  
whose name as the President of Spratlin Construction Company, Inc.  
a 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 and official seal, this the 9th day of December 19 94.

112 Rule Dr.  
B'ham, AL  
35215

Sandra J. Hughes  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct. 6, 1995  
BONDED THRU NOTARY PUBLIC UNDERSTANDING

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