

**SEND TAX NOTICE TO:**

Leroy Alexander

34 Railroad Street, Leeds, Alabama 35094

Inst # 1995-14203

**This instrument was prepared by:**

**VERNON N. SCHMITT, ATTORNEY AT LAW**

**P. O. BOX 521, LEEDS, AL 35094**

**Warranty Deed, Joint Tenants With Right of Survivorship**

06/01/1995-14203  
10:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

**STATE OF ALABAMA}**

**SHELBY COUNTY}**

**KNOW ALL MEN BY THESE PRESENTS,**

That, in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LEROY ALEXANDER AND WIFE, HELEN LOUISE ALEXANDER, (herein referred to as grantor) do grant, bargain, sell, and convey unto LEROY ALEXANDER AND WIFE, HELEN LOUISE ALEXANDER, AND TRACY FRANCINE ALEXANDER, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at an iron monument on the Grantors Southerly right-of-way line said point being 3955 feet more or less, Westwardly of Mile Post S-419, measured along the center line of the Grantor's main track, Birmingham district; and 50 feet Southardly of and measured at right angles thereto; extending thence in a Southwesterly direction, a distance of 125 feet more or less to an iron monument; extending thence in a Northwesterly direction along a line which is 125 feet Southardly of and measured at right angles from the Grantors Southerly right-of-way line a distance of 212.5 feet more or less to a stake extending thence in a Northeasterly direction a distance of 125 feet more or less to a stake on the Grantors Southerly right-of-way line extending thence in a Southeasterly direction along said Southerly right-of-way line which is 50 feet Southardly of and measured at right angles from the Grantors said main track, a distance of 212.5 feet more or less to the point of beginning.

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 do for myself (ourselves) and for (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.

PAGE TWO, WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 19<sup>th</sup> day of May 1995.

WITNESS:

Leroy Alexander

LERROY ALEXANDER

Helen Louise Alexander

HELEN LOUISE ALEXANDER

STATE OF ALABAMA}  
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEROY ALEXANDER AND WIFE, HELEN LOUISE ALEXANDER, whose names 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 19<sup>th</sup> day of May 1995.

Vernon N. Schmitt  
Notary Public.

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