

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY TWO THOUSAND & NO/100---- (\$92,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we John O. Leemon, Jr. and wife, Nancy E. Leemon (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jack R. Coppedge, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot Number 12, according to the Waxa Subdivision, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision being recorded in Map Book 5 page 5 in the Probate Office of Shelby County, Alabama. Less and Except the following:

All thar part of the above described lot of land lying below that certain datum plan of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January, 1955. All being located in Shelby County, Alabama.

Mineral and mining rights excepted. *

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

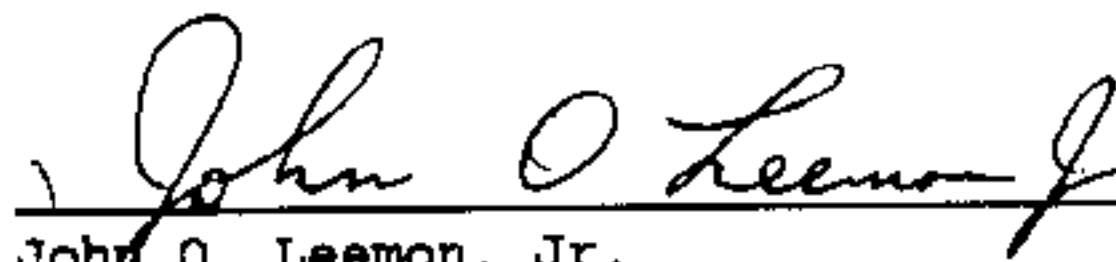
\$87,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 260 Waxahatchee Circle, Shelby, Alabama 35143.

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, we have hereunto set our hands and seals, this 31st day of October, 1995.

 (SEAL)
John O. Leemon, Jr.
 (SEAL)
Nancy E. Leemon

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John O. Leemon, Jr. and wife, Nancy E. Leemon 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 31st day of October A.D., 1995

COURTNEY H. MASON, JR.
MY COM. IN EXPIRES
6/5/99

Notary Public

11/02/1995-31617
11:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 13.50

1995-31617