

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Martin, Drummond & Woosley, P.C.

(Name)

2204 Lakeshore Drive, Suite 130

(Address)

Birmingham, Alabama 35209

Send Tax Notice To:

J. Scott Leemon

(Name)

1761 Highway 93

(Address)

Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, . . .

That in consideration of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND NO/100\*\*\*\*\* Dollars

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

John O. Leemon, Jr. and wife, Nancy E. Leemon, Husband and wife

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

J. Scott Leemon and Amanda Leemon

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama, to-wit:

See attached Exhibit A.

\$ 107,362.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

Inst # 1997-28390

09/04/1997-28390  
01:55 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCB 29.00

TO HAVE AND TO HOLD, to 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, We have hereunto set our hand(s) and seal(s), this 2nd day of  
September, 19 97.

(Seal)

John O. Leemon, Jr.  
John O. Leemon, Jr.

(Seal)

(Seal)

Nancy E. Leemon  
Nancy E. Leemon

(Seal)

STATE OF ALABAMA

COUNTY OF Jefferson

\* Nancy E. Leemon

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County in said State, hereby certify that  
John O. Leemon, Jr. and wife, \* 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 the 2nd day of September 1997.

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: MAY 6, 2001

Inst # 1997-28390

**EXHIBIT A**

**A parcel of land in the SW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows:**

**From the NW corner of the SW 1/4 of NE 1/4 of Section 23, Township 20 South, Range 4 West, run South 35 degrees 10 minutes East for 848.4 feet to an existing old iron rebar being the point of beginning; thence turn an angle to the left of 14 degrees 20 minutes and run in a Southeasterly direction for a distance of 189.0 feet to an existing crimp iron pin being on the Northwest right of way line of Shelby county Highway #93; thence turn an angle to the right of 89 degrees 52 minutes 50 seconds and run in a Southwesterly direction along the Northwest right of way line of said Highway #93 for a distance of 150.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 90 degrees 07 minutes 10 seconds and run in a Northwesterly direction for a distance of 189.07 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 89 degrees 54 minutes 31 seconds and run in a Northeasterly direction for a distance of 150.0 feet, more or less, to the point of beginning.**

**Minerals and mining rights excepted.**

*J. O. L. J.*

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