

Send Tax Notice To:

Jacqueline M. Leonard  
and husband, Alan Dean Leonard  
4921 Indian Valley Road  
Birmingham, Alabama 35244

This instrument was prepared by:  
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Griffin, Allison, May, Alvis & Fuhrmeister  
P. O. Box 380275  
Birmingham, AL 35238

**Warranty Deed, Jointly For Life With Remainder To Survivor**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF One Hundred Fifteen Thousand Dollars and 00/100 (\$115,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Jon Mark Williams and wife, Annelie Williams**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Alan Dean Leonard and wife, Jacqueline M. Leonard**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 5, Block 2, according to the Survey of Indian Valley, 6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1998 and subsequent years not yet due and payable.
2. Taxes or special assessments which are not shown as existing liens by the public record.
3. Building setback line of 35 feet reserved from Indian Valley Road as shown by plat.
4. Easements as shown by recorded plat, including a 10 foot easement on the Northeasterly side of lot.
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 2, page 885 and amended in Misc. Book 9, page 143 in Probate Office.
6. Transmission Line Permit(s) to Alabama power Company as shown by instrument(s) recorded in Deed Book 107 page 121, Deed Book 161 page 493, Deed Book 102, page 53 and Deed Book 104 page 213 in Probate Office.
7. Easement(s) to The Five T's as shown by instrument recorded in Deed Book 284, page 885 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 181, page 385 in Probate Office.

11/10/1997-36750  
11:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 23.50

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002 MCD 23.50

05198-1661  
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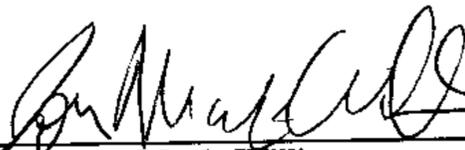
9. Location of ditch as shown in the survey by Laurence D. Weygand, dated 5/23/91.
10. Restrictions, limitations and conditions as set out in Map Book 5, page 118.
11. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

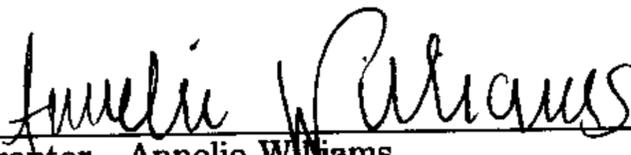
NOTE: \$103,500.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

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 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 and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 31st day of October, 1997.

  
 Grantor - Jon Mark Williams

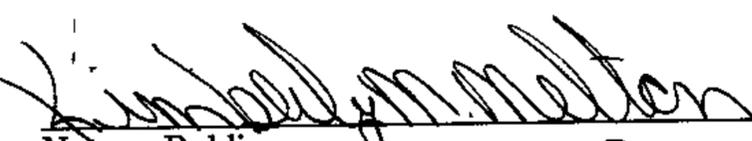
  
 Grantor - Annelie Williams

STATE OF ALABAMA            )

COUNTY OF SHELBY         )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jon Mark Williams and wife, Annelie Williams, 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 date the same bears date.

Given under my hand and official seal, this the 31st day of October, 1997.

  
 Notary Public  
 My commission expires: 3-1-99

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Inst # 1997-36750