

This instrument was prepared by:
Shelly Moss
Galloway & Moss, L.L.C.
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
Thomas E. McLeod
5415 Palamino Trail
Birmingham, Alabama, 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Forty-two Thousand and 00/100 Dollars (\$142,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

David Philip Williams and his wife, Mary Florence Williams

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

Thomas E. McLeod and Dean D. McLeod

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

Shelby County

See Exhibit A attached hereto and incorporated herein.

Subject to: (1) 1998 ad valorem taxes not yet due and payable and
(2) all easements, rights-of-way and encumbrances of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the 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 we will and 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 set our hands and seals, this 26th day of February, 1998.

WITNESS:

(Seal)

David Philip Williams
David Philip Williams

(Seal)

(Seal)

Mary Florence Williams by her attorney-in-fact David Philip Williams
Mary Florence Williams by her attorney-in-fact
David Philip Williams
attorney-in-fact David Philip Williams

(Seal)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that David Philip Williams and Mary Florence Williams by her attorney-in-fact, David Philip 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 and will full authority they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 1998.

03/05/1998 *1998-07740*
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 153.00

Shelly Moss
Notary Public Shelly Moss
My Commission Expires: 11-5-01

1998-07740

EXHIBIT, "A"

From the Southeast corner of Section 15, Township 19 South, Range 2 West, run Northerly along the East boundary line of said Section 15, Township 19 South, Range 2 West for a distance of 196.19 feet to the point of beginning of the land being described; thence continue Northerly along the East boundary line of said Section, 151.4 feet; thence turn an angle of 86 degrees 26 minutes to the left and run Northwesterly 288.74 feet; thence turn an angle of 94 degrees 01 minutes to the left and run Southerly 151.4 feet; thence turn an angle of 85 degrees 59 minutes to the left and run Southeasterly 287.42 feet, more or less, to the point of beginning, being a part of the Southeast Quarter of the Southeast Quarter, Section 15, Township 19 South, Range 2 West. Situated in Shelby County, Alabama.

Inst # 1998-07740

03/05/1998-07740
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 153.00