

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JACK LEADER
4223 PARK CIRCLE
HELENA, AL 35080

Inst # 1998-43860

11/06/1998-43860
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE W. H. HARRIS
12.00
W. H. HARRIS

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED and 00/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JACK LEADER and VALERIE JANE LEADER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JACK LEADER and VALERIE JANE LEADER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12, BLOCK 1, ACCORDING TO THE AMENDED MAP OF PLANTATION SOUTH, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 173, IN THE PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. PROTECTIVE COVENANTS AND RESTRICTIONS RECORDED IN MISC. BOOK 31, PAGE 876.
3. 40 FOOT BUILDING SETBACK LINE AS SHOWN ON RECORDED MAP.
4. PUBLIC UTILITY EASEMENT AS SHOWN ON RECORDED MAP.
5. 7.5 FOOT EASEMENT ON THE SOUTHEASTERLY PORTION OF SUBJECT LOT AS SHOWN ON RECORDED MAP.
6. PIPE LINE EASEMENT TO PLANTATION PIPE LINE COMPANY RECORDED IN DEED BOOK 113, PAGE 353, AND DEED BOOK 257, PAGE 375.
7. AGREEMENT BETWEEN PLANTATION PIPELINE COMPANY AND BARRETT BUILDERS, INC. RECORDED IN DEED BOOK 317, PAGE 166.
8. RIGHT OF WAY EASEMENT TO SOUTH CENTRAL BELL RECORDED IN DEED BOOK 325, PAGE 261.

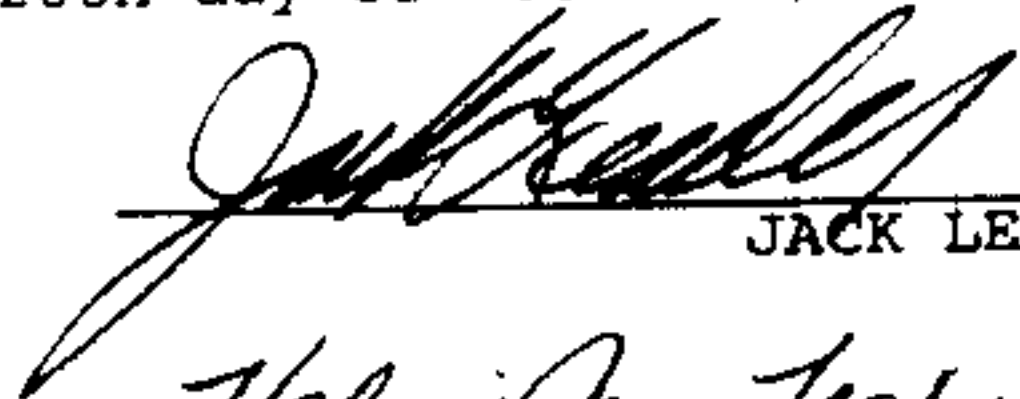
\$46,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JACK LEADER and VALERIE JANE LEADER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of October, 1998.


JACK LEADER

VALERIE JANE LEADER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JACK LEADER and VALERIE JANE LEADER, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of October, 1998.


Notary Public

My commission expires: 5-20-00

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002 NEL 12.00