

5019

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BRIAN P. LEAKE
169 DOGWOOD TRAIL
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 2000-18548
06/06/2000-18548
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MS 18.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY TWO THOUSAND THREE HUNDRED and 00/100 (\$132,300.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GLENN PHILLIPS, AN UNMARRIED PERSON and SHARRON PHILLIPS, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRIAN P. LEAKE and NIKI M. LEAKE, 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 16, ACCORDING TO THE SURVEY OF PARK FOREST SUBDIVISION, THIRD SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 101, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. MINERAL AND MINING RIGHTS IN VOLUME 319, PAGE 451 AND VOLUME 332, PAGE 366.
3. A 35 FOOT BUILDING LINE AS SHOWN BY RECORD PLAT.
4. A 7.5 EASEMENT ON NORTH SIDE OF SUBJECT PROPERTY AS SHOWN BY RECORDED PLAT.
5. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT #1992-20200.
6. ENCROACHMENT OF WOOD FENCE INTO EASEMENT AS SHOWN BY SURVEY OF AMOS CORY DATED 7/24/96.

\$125,650.00 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, GLENN PHILLIPS, AN UNMARRIED PERSON and SHARRON PHILLIPS, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of May, 2000.


GLENN PHILLIPS


SHARRON PHILLIPS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GLENN PHILLIPS, AN UNMARRIED PERSON and SHARRON PHILLIPS, AN UNMARRIED PERSON, 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 19th day of May, 2000.


Notary Public

My commission expires: 7/4/02

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