

This instrument was prepared by:
Todd H. Barksdale, L.L.C.
6 Office Park Circle, Suite 205
Birmingham, AL 35223

Send Tax Notice To:
David H. Emerson
3109 Chestnut Oak Dr
Birmingham, AL 35245

Inst # 2000-23451

GENERAL WARRANTY DEED-Joint Tenants with rights of survivorship

STATE OF ALABAMA
COUNTY OF JEFFERSON

} **KNOW ALL MEN BY THESE PRESENTS,**
}

THAT IN CONSIDERATION OF **One Hundred Seventy Five Thousand and NO/00 (\$175,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Michael Clay LeJeune by his attorney-in-fact, Kellie Atcheson and his wife Bernadine L. LeJeune by her attorney-in-fact, Kellie Atcheson** SEE ATTACHED EXHIBITS "A" AND "B"

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto
David H. Emerson and Elizabeth C. Emerson

(herein referred to as Grantee) for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder of right of reversion, the following described real estate, situated in **SHELBY County, Alabama** to wit:

Lot 4, according to the Survey of Fairways at Riverchase, as recorded in Map Book 13, page 18, in the Probate Office of Shelby County, Alabama

Subject to easements, restrictions, mineral and mining rights of record and subject to current taxes not yet due.


\$ 62,000.00 of the above recited consideration was paid from the proceeds of a purchase money mortgage closed herewith.


TO HAVE AND HOLD the aforegranted premises in fee simple to the said GRANTEE for their joint lives as joint tenants as stated above, and his/her heirs, successors and assigns forever.

And said GRANTOR does for him/herself, his/her heirs, successors and assigns, covenant with said GRANTEE, his/her successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances; that GRANTOR has a good right to sell and convey the same as aforesaid, and that he will and his/her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE, his/her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereto set their signatures this the 30th day of June, 2000.

GRANTOR(S):

 (Seal)
Michael Clay LeJeune by his attorney-in-fact, Kellie Atcheson

 (Seal)
Bernadine L. LeJeune by her attorney-in-fact, Kellie Atcheson


STATE OF Alabama }
COUNTY OF Jefferson }

I, Todd H. Barksdale, a Notary Public in and for the State of Alabama, hereby certify that, **Michael Clay LeJeune by his attorney-in-fact, Kellie Atcheson and his wife Bernadine L. LeJeune by her attorney-in-fact, Kellie Atcheson** whose names are signed to the foregoing conveyance, and who are known to me, they personally appeared before me on this day and being informed of the contents of this deed, they acknowledged and executed the same voluntarily as their act on the day the same bears date.

Given under my hand this 30th day of June, 2000.

My Commission expires: 2/20/01

TODD H. BARKSDALE
NOTARY PUBLIC-ALABAMA
COMMISSION EXPIRES
02-20-01


Notary Public

07/12/2000-23451
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 126.50

"A"

STATE OF ALABAMA
COUNTY OF SHELBY }

DURABLE POWER OF ATTORNEY TO PURCHASE/MORTGAGE PROPERTY

BE IT KNOWN that I, **Bernadine L. LeJeune**, (hereinafter referred to as "Grantor") do hereby declare that I intend and desire to sell and convey the below described real estate by and through **Kellie Atcheson**, as my attorney-in-fact.

Therefore, I hereby grant and convey all powers necessary for him (hereinafter referred to as "Attorney-in-fact") to execute this transaction by the following durable powers, authorities, and consents:

1. Grantor hereby authorizes Attorney-in-fact to sell and convey certain real property currently owned by my husband and me and located at 3109 Chestnut Oaks Drive, at a time and place to be determined by the parties associated with said conveyance.

2. Grantor hereby authorizes, grants and conveys this durable power of attorney, and all reasonable and necessary powers and consents associated therewith, to said Attorney-in-fact solely for the purpose of selling and conveying the aforementioned real property more particularly described as:

Lot 4, according to the Survey of Fairways at Riverchase, as recorded in Map Book 13, page 18, in the Probate Office of Shelby County, Alabama

3. Grantor hereby authorizes Attorney-in-fact to execute the aforesaid transaction of real property by telecopy or facsimile.

4. Grantor hereby agrees to exonerate and hold harmless Attorney-in-fact, **Todd H. Barksdale, LLC** and his lawful agents and employees from any loss or liability arising out of or as a result of this Durable Power of Attorney, except for any acts of ordinary negligence, gross negligence or wanton, willful or reckless conduct.

This power of attorney shall not be affected by my disability, incompetency, or incapacity and may be exercised notwithstanding any such disability, incompetency, or incapacity or uncertainty as to whether I am dead or alive.

Signed this 26 day of June, 2000.

In the presence of:


Bernadine L. LeJeune

STATE OF Alabama
COUNTY OF Jefferson }

I, Undersigned a Notary Public in and for the County of

Jefferson and the State of Alabama, hereby certify that, **Bernadine L. LeJeune** whose name is signed to the foregoing conveyance, and who is known to me and being informed of the contents of this power of attorney, she acknowledged and executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of June, 2000.

My commission expires: 2/20/01


Notary Public

B'

STATE OF ALABAMA
COUNTY OF SHELBY

DURABLE POWER OF ATTORNEY TO PURCHASE/MORTGAGE PROPERTY

BE IT KNOWN that I, **Michael Clay LeJeune**, (hereinafter referred to as "Grantor") do hereby declare that I intend and desire to sell and convey the below described real estate by and through **Kellie Atcheson**, as my attorney-in-fact.

Therefore, I hereby grant and convey all powers necessary for him (hereinafter referred to as "Attorney-in-fact") to execute this transaction by the following durable powers, authorities, and consents:

1. Grantor hereby authorizes Attorney-in-fact to sell and convey certain real property currently owned by my wife and me and located at 3109 Chestnut Oaks Drive, at a time and place to be determined by the parties associated with said conveyance.

2. Grantor hereby authorizes, grants and conveys this durable power of attorney, and all reasonable and necessary powers and consents associated therewith, to said Attorney-in-fact solely for the purpose of selling and conveying the aforementioned real property more particularly described as:

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This power of attorney shall not be affected by my disability, incompetency, or incapacity and may be exercised notwithstanding any such disability, incompetency, or incapacity or uncertainty as to whether I am dead or alive.

Signed this 26 day of June, 2000.

In the presence of:


Michael Clay LeJeune

STATE OF Alabama
COUNTY OF Jefferson

I, Todd H. Barksdale a Notary Public in and for the County of

Jefferson and the State of Alabama, hereby certify that, **Michael Clay LeJeune** whose name is signed to the foregoing conveyance, and who is known to me and being informed of the contents of this power of attorney, she acknowledged and executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of June, 2000.

My commission expires:

2/20/01


Notary Public

07/12/2000-23451
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 C31 126.50