

This instrument was prepared by:

William R. Justice  
P.O. Box 1144, Columbiana, Alabama 35051  
Prepared without benefit of title evidence

Grantee's address:

P.O. Box 304  
Columbiana, AL 35051

Inst # 2001-21931

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James H. Leeper, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Beverly McKenna (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Part of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the intersection of the South line of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 23, and the centerline of Shelby County Highway No. 47; thence run Westerly along said South line 43.45 feet to the Southwesterly right of way of said highway, the point of beginning of the property herein described; thence continue along the South line of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of said Section 23, 528.10 feet; thence turn 90 deg. 52 min. 30 sec. right and run Northerly 210.0 feet; thence turn 89 deg. 07 min. 30 sec. right and run Easterly 435.75 feet to said right of way line; thence turn 67 deg. 01 min. right and run Southeasterly 228.08 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that

05/30/2001-21931  
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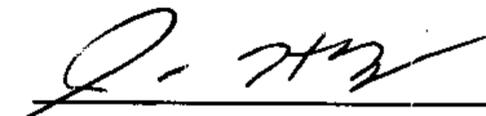
SHELBY COUNTY JUDGE OF PROBATE

14.50

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GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

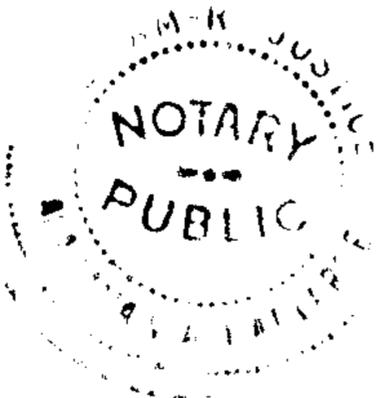
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 13<sup>th</sup> day of December, 1999.

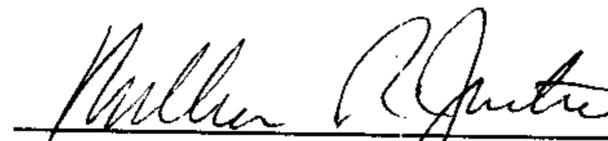
  
James H. Leeper

STATE OF ALABAMA  
SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Leeper, married, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of December, 1999.



  
Notary Public

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