

R0105-0310

THIS INSTRUMENT WAS PREPARED BY:

Jon M. Turner, Jr., Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Brent H. Limbaugh
Sheila Limbaugh

308 Chadwick Place
Helena, AL 35080

Inst # 2001-22359
06/01/2001-22359
02:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 18.00

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Nine Thousand Six Hundred Sixty and 63/100 and No/100, (\$139,660.63), DOLLARS, in hand paid to the undersigned, Jeffrey S. McLeod, and spouse, Cynthia Jo McLeod, (hereinafter referred to as "GRANTORS"), by Brent H. Limbaugh and spouse, Sheila Limbaugh, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEES as joint tenants with right of survivorship the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 63, according to the Survey of Chadwick Sector 7, as recorded in Map Book 17, Page 127, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2001.
2. 20 foot building line, as shown by recorded map.
3. 15 foot easement on rear, as shown by recorded map.
4. Restrictions as shown by recorded Map.
5. Declaration of Protective Covenants recorded in Instrument 1993-35133, in the Probate Office of Shelby County, Alabama.
6. Transmission line permit to Alabama Power Company, as recorded in Deed Volume 194, Page 67; Deed Volume 103, Page 146 and Deed Volume 161, Page 143, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Deed Volume 196, Page 248, in the Probate Office of Shelby County, Alabama.
8. Easement to H. Walker and Associates recorded in Real 387, Page 246, in the Probate Office of Shelby County, Alabama.
9. Right of way to Shelby county, recorded in Deed Book 135, Page 362, in the Probate Office of Shelby County, Alabama.

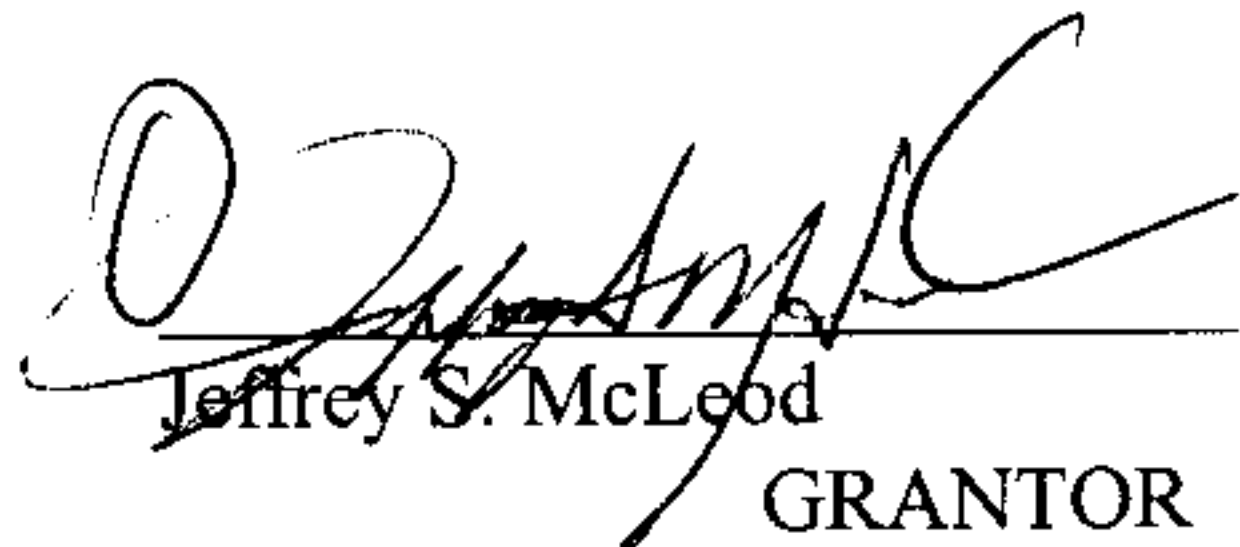
ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

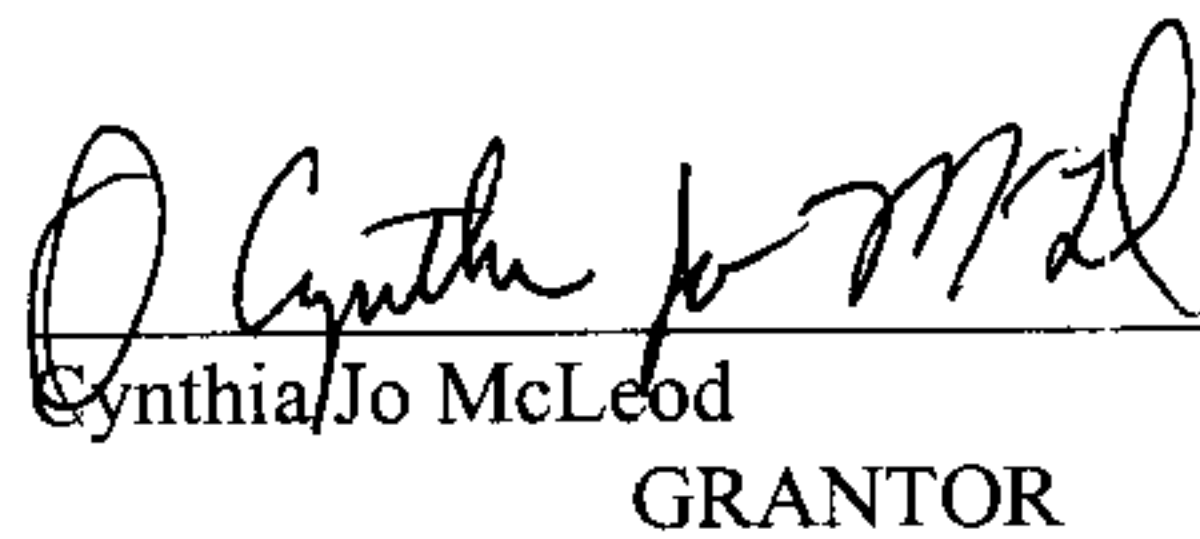
TO HAVE AND TO HOLD UNTO the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in 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.

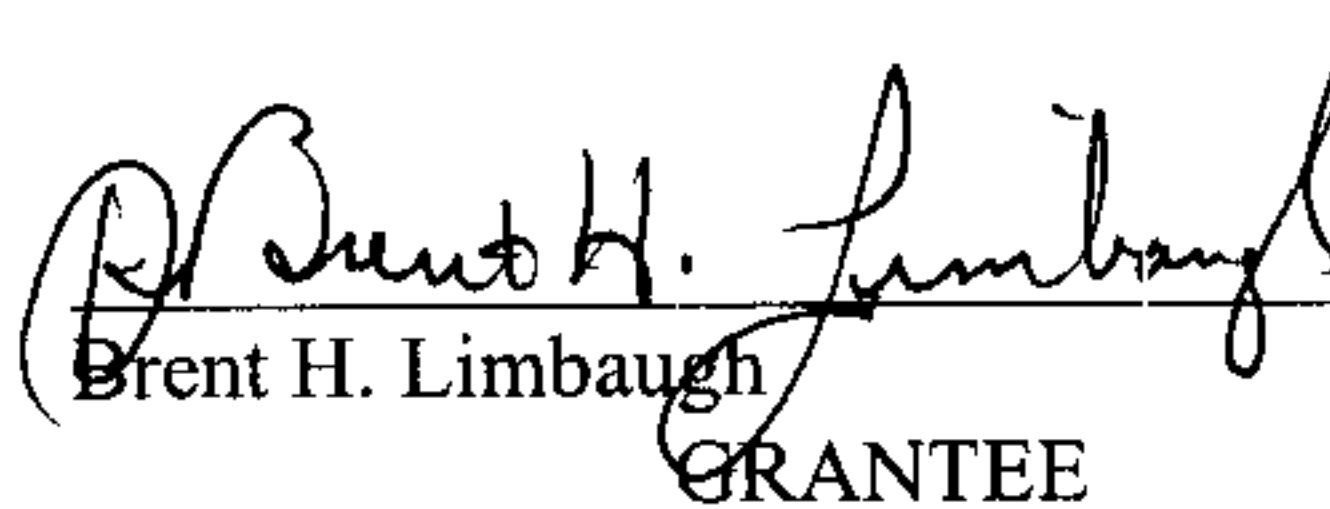
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and 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.

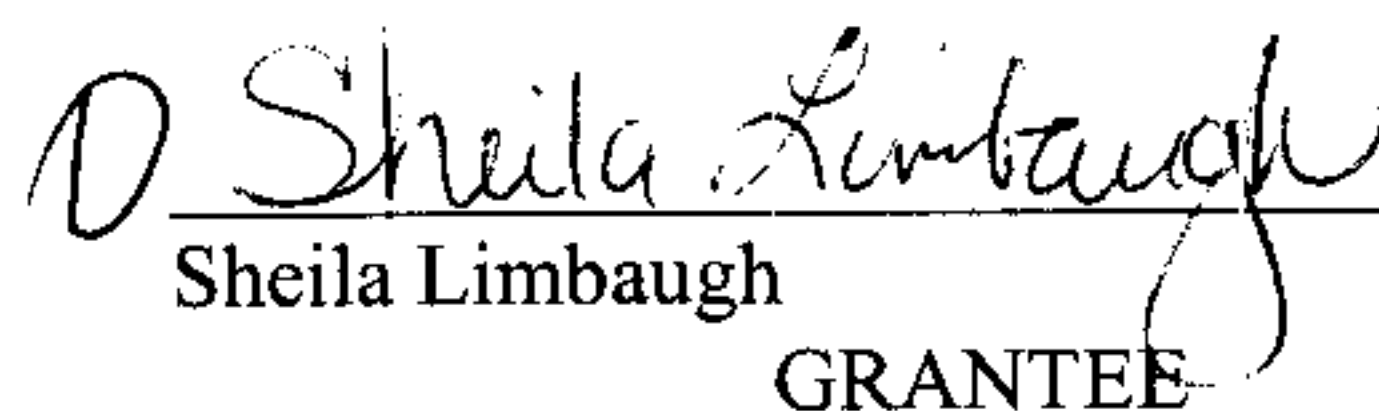
GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out herein above.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10th day of May, 2001.

 (SEAL)
Jeffrey S. McLeod
GRANTOR

 (SEAL)
CynthiaJo McLeod
GRANTOR

 (SEAL)
Brent H. Limbaugh
GRANTEE

 (SEAL)
Sheila Limbaugh
GRANTEE

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jeffrey S. McLeod and spouse, Cynthia Jo McLeod, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, 2001.

NOTARY PUBLIC

My commission expires:

05/31/02

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Brent H. Limbaugh and spouse, Sheila Limbaugh, whose names are signed to the foregoing conveyance as GRANTEES, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, 2001.

NOTARY PUBLIC

My commission expires:

05/31/02

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