

THIS INSTRUMENT PREPARED BY:
Beadles, Newman & Lawler
3500 Hulen
Fort Worth, Tx 76107

SEND TAX NOTICE TO:
Thomas Leonard and
Kyung Leonard
6138 Eagle Point Circle
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Five Thousand Dollars and No/100's-----(\$275,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **CHRIS HUMES AND LAURA D. HUMES**, (herein referred to as grantors, whether one or more) does grant, bargain, sell and convey unto Thomas Leonard and Kyung Leonard (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, ALABAMA:

LOT 805, ACCORDING TO THE SURVEY OF EAGLE POINT, 8TH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 24, PAGE 127 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

\$247,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines, and limitations of record.

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 served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest is 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; and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24 day of May, 2002.

Chris Humes
CHRIS HUMES

Laura D. Humes
LAURA D. HUMES

STATE OF Georgia,
Chatham COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **CHRIS HUMES**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2002.

Kristen B. Kahle
Notary Public Kristen B. Kahle

My Commission Expires: March 4, 2006

AFFIX SEAL

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF Georgia }
Chatham COUNTY }

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **LAURA D. HUMES**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2002.

Kristen B. Kahle
Notary Public Kristen B. Kahle

My Commission Expires: March 4, 2006 AFFIX SEAL

AFTER RECORDING RETURN TO: