

THIS INSTRUMENT PREPARED BY:

James E. Roberts
P. O. Box 430224
Birmingham, Alabama 35243

Send Tax Notice To:

James E. Roberts and Mark Clayton
P.O. Box 430224
Birmingham, AL 35243

WARRANTY DEED (Without Survivorship)



20021028000529570 Pg 1/2 34.00
Shelby Cnty Judge of Probate, AL
10/28/2002 09:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of Twenty Thousand and no/100 Dollars (\$20,000.00), and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

Morris E. Schiffman, an unmarried man, and Eleanor R. Schiffman, an unmarried woman,

(herein referred to as Grantors), grant, bargain, sell and convey an undivided one half interest unto, **Martin P. Leonard, and wife, Joyce T. Leonard,** and the remaining undivided one half interest unto **James E. Roberts, a married man, and James Mark Clayton, a married man,**



(herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE LEGAL DESCRIPTION AND RESTRICTIONS ATTACHED AS EXHIBIT A.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

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.

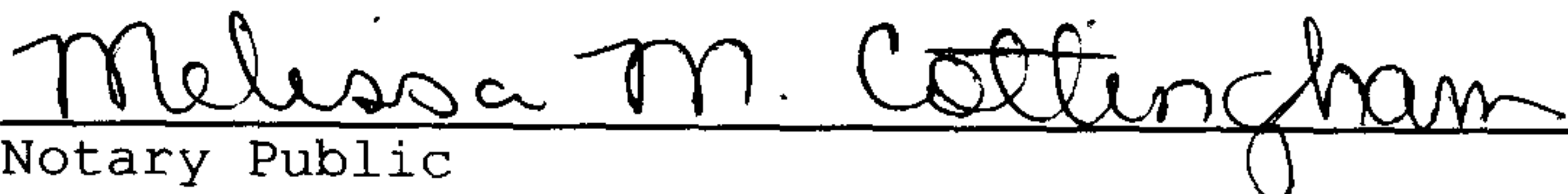
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of October, 2002.

 (Seal)
Morris E. Schiffman
 (Seal)
Eleanor R. Schiffman

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Morris E. Schiffman and Eleanor R. Schiffman whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of October, 2002.


Notary Public

[SEAL]

My commission expires: 9-18-05

EXHIBIT A
Schiffman Property

LEGAL DESCRIPTION:

A lot or parcel of land situated in the Southwest quarter-Northeast quarter, Section 33, Township 17 South, Range 1 East, more particularly described as follows: Commence at the point of intersection of the East line of the above said quarter-quarter and the North right of way of a county road for a point of beginning. Thence run North along the East line a distance of 435.6 feet; thence run West a distance of 100.0 feet; thence run South a distance of 435.6 feet; thence run East a distance of 100.0 feet to the point of beginning.

RESTRICTIONS:

1. Easement(s)/ Right(s) of Way granted Alabama Power recorded in Deed Book 240, Page 671.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 55, Page 154.
3. Any loss, claim or damage that may arise by reason of vagueness or inaccuracies of the legal description.
4. Less and except any part of property that lies within bounds of road right of way.
5. 35ft easement for ingress and egress along the northerly and westerly sides of said parcel as shown on survey prepared by Thomas E. Simmons dated 1/23/94.