


THIS INSTRUMENT PREPARED BY:

James E. Roberts
P. O. Box 430224
Birmingham, Alabama 35243-5434

Send Tax Notice To:

Leonard and Roberts
P.O. Box 430224
Birmingham, AL 35243

WARRANTY DEED (Without Survivorship)


20021118000575360 Pg 1/2 69.00
Shelby Cnty Judge of Probate, AL
11/18/2002 15:08:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of fifty-five thousand dollars (\$55,000.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

John Fernandes, a married man,

(herein referred to as Grantor), 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 and James Mark Clayton**, (herein referred to as Grantees), in the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Attached as Exhibit A

Mining and mineral rights excepted.


Subject to any and all easements and restrictions of record.

The subject property is not the homestead of the Grantor.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

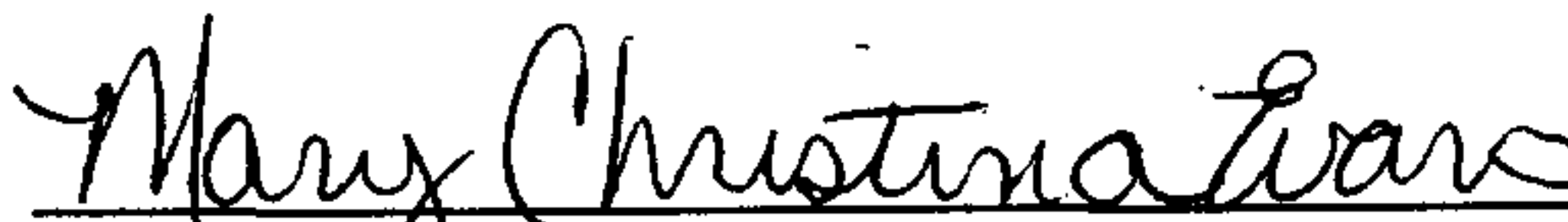
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of October, 2002.

 (Seal)
John Fernandes

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that John Fernandes whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of October, 2002.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 28, 2003
BONDED TO THE NOTARY PUBLIC UNDERWRITERS

[SEAL]

My commission expires: _____

EXHIBIT A

A part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, being more particularly described as follows: Begin at the Southeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 33 for a point of beginning; thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 520.00 feet; thence turn 88 degrees 57 minutes 35 seconds left and run Westerly and parallel with the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 1020 feet, more or less, to the centerline of Southern Railroad right of way; thence run Southerly along the center line of said Railroad 530 feet, more or less, to the South line of NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ thence run East along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 1000.02 feet to the point of beginning;

Subject to a 35 foot easement for ingress and egress and utilities along the Easterly boundary of said property; LESS AND EXCEPT right of way to Southern Railroad; being situated in Shelby County, Alabama.

Also, a strip of land 35 feet wide, located in said Southwest $\frac{1}{4}$ of the Northeast of Section 33, Township 17 South, Range 1 East, situated in Shelby County, Alabama, more particularly described as follows: 17 $\frac{1}{2}$ feet of each side of the following described centerline: Commence at the Northeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ section and run thence Westerly along the North line thereof a distance of 100.0 feet to the point of beginning of the right of way centerline herein described; thence turn left and run Southerly and parallel to the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 35 feet, more or less, to an intersection of the right of way center line herein described with the center line of a paved County Road which runs in a general East and West direction, said point of intersection being the end of the right of way center line herein described; being situated in Shelby County, Alabama

Mining and Mineral rights Excepted.