


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Glen & Alison Joiner
2866 Joiner Town Rd
Columbiana, Ala 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20030916000622910 Pg 1/2 53.00
Shelby Cnty Judge of Probate, AL
09/16/2003 13:12:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED NINTY THREE THOUSAND DOLLARS AND NO/00 (\$193,000.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Harold P. Leader, a single man (herein referred to as grantor)** bargain , sell and convey unto, **Glen A. Joiner and Alison Joiner (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for legal description.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of her spouse.

\$154,400.00 of the above recited consideration was paid from a first mortgage recorded simultaneously herewith.

Harold P. Leader is the surviving grantee in that certain deed recorded in Book 356 Page 851. The other grantee Doris E. Leader is deceased having died 13th June 2002

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of September 2003.


Harold P. Leader

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Harold P. Leader whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date in her capacity as Administrator.

Given under my hand and official seal this 12th day of September, 2003.


Notary Public

My commission expires: 10-16-04

SCHEDULE A
LEGAL DESCRIPTION

20030916000622910 Pg 2/2 53.00
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PARCEL I:

Lot 4, according to the survey of Walter's Cove, Second Sector, as recorded in Map Book 5, Page 4, in the Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

PARCEL II:

That part of the NW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 East and thence run West a distance of 300.00 feet; thence turn an angle of 89 degrees 48 minutes to the left and run a distance of 190.00 feet; thence turn an angle of 90 degrees 12 minutes to the left and run a distance of 592.48 feet to the point of beginning; thence continue in the same direction a distance of 91.74 feet to a point on contour line, Elevation 397.00; thence turn an angle of 64 degrees 47 minutes to the left and run a distance of 208.83 feet to a point on said contour line; thence turn an angle of 115 degrees 13 minutes to the left and run a distance of 97.10 feet; thence turn an angle of 66 degrees 08 minutes to the left and run a distance of 206.60 feet to the point of beginning.
According to survey of Frank W. Wheeler, RLS #3385, dated May 2, 1969.