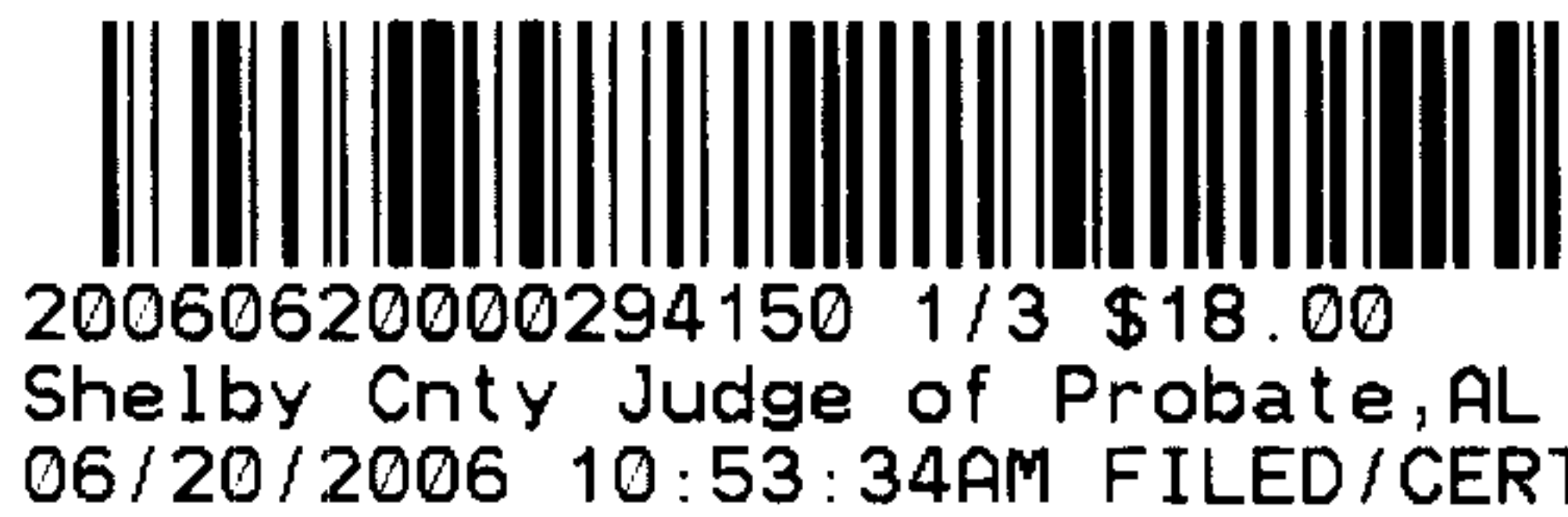




Deed Value \$ 51,300.⁰⁰
Mtg \$ 51,300.⁰⁰
\$1.⁰⁰ Deed Tax

STATE OF ALABAMA }
COUNTY OF SHELBY }

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that JANICE COLLIER GREENE, now known as JANICE LEYS, a married person, hereinafter referred to as the Grantor, for and in consideration of the sum of TEN and 00/100THS DOLLARS (\$10.00), receipt of which is hereby acknowledged, and other good and valuable consideration, cash in hand paid to the Grantor by JIMMY LEYS and JANICE LEYS, husband and wife, hereinafter referred to as the Grantees, does hereby grant, bargain, sell and convey unto the said Grantees an equal undivided interest jointly and as joint tenants in common with rights of survivorship, and to their survivors, and to the heirs and assigns of such survivors, all of her right, title and interest in and to all that certain real property lying and being situated in the County of Shelby, State of Alabama, more particularly described as follows:

Part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 19 [South], Range 1 East, containing five acres more or less, and described as follows: Begin at a point on the north line of said forty that is 330 feet west of the northeast corner of said forty; thence west along the north line of said forty 330 feet; thence south and parallel with the east line of said forty to the north line of the Florida Short Route Highway right of way; thence northeasterly along said right of way to a point that is three hundred thirty (330) feet west of the east line of said forty; thence north to point of beginning, minerals and mining rights excepted.

Less and Except

A parcel of land containing 3.42 acres, located in the NE 1/4 of the SW 1/4, Section 23, Township 19 South, Range 1 East, Shelby County, AL, described as follows: Commence at the NE corner of said quarter-quarter section and run South 85 degrees 11 minutes 58 seconds West along the North boundary 314.55 feet to the point of beginning; thence

Notary Title

run South 88 degrees 10 minutes 26 seconds West along a point line 329.91 feet to an iron; thence run South 00 degrees 49 minutes 34 seconds East 344.03 feet; thence run North 84 degrees 57 minutes 30 seconds East 93.18 feet; thence run South 35 degrees 28 minutes 27 seconds East 300.77 feet to the intersection of the Northwest right of way of County Road 280, thence North 61 degrees 03 minutes 14 seconds East along said right of way 74.77 feet, thence run North 00 degrees 49 minutes 34 seconds West 555.13 feet to the point of beginning.

To have and to hold, the same together with all and singular the rights, members, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees, and upon the death of either of them, then to the survivor of them, the heirs and assigns of such survivor forever.

The Grantor hereby covenants with the Grantees, except as otherwise provided, that she is seized of an indefeasible estate in fee simple in and to said property and that said real property is free from and clear of all liens and encumbrances and she does hereby warrant and will forever defend the title to said real property unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Provided, however, that this conveyance is made subject to and the following are hereby excepted from the covenants and warranties in this instrument contained.

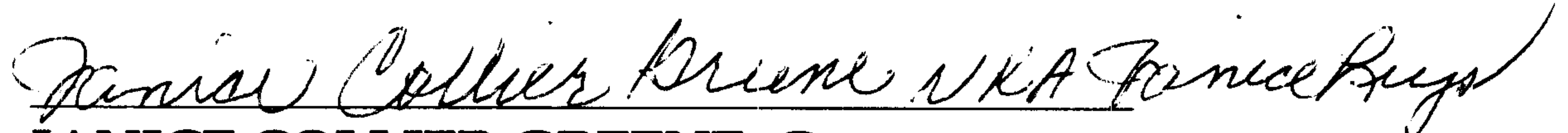
1. Ad valorem taxes.
2. Easements, rights of way, reservations, assessments and restrictive covenants of record, in the Probate Court of Shelby County, Alabama.
3. The property conveyed hereby is conveyed to Grantees in its "as is" condition. Grantor has made no representation or warranty of any kind or character, expressed or implied, as to the merchantability, suitability for any particular purpose, habitability, or condition of the property conveyed hereby. By accepting this deed, Grantees acknowledge that Grantees have inspected and examined the property conveyed hereby and are not relying on any representation or warranty, expressed or implied, by the Grantor as to any of the foregoing.



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Shelby Cnty Judge of Probate, AL
06/20/2006 10:53:34AM FILED/CERT

4. The Grantor also except from the warranties and covenants herein contained any fence or other encroachment which might exist upon the property hereby conveyed.
5. The usage of the masculine, feminine or neuter pronouns herein are intended to apply interchangeably. Likewise, singular numbers shall include the plural, and plural numbers shall include the singular wherever appropriate. Also, plural verbs are intended to be singular and singular verbs are intended to be plural wherever appropriate. Further, reference to the words "Grantor" or "Grantee", singular or plural, are also intended to include the heirs, successors and assigns thereof.

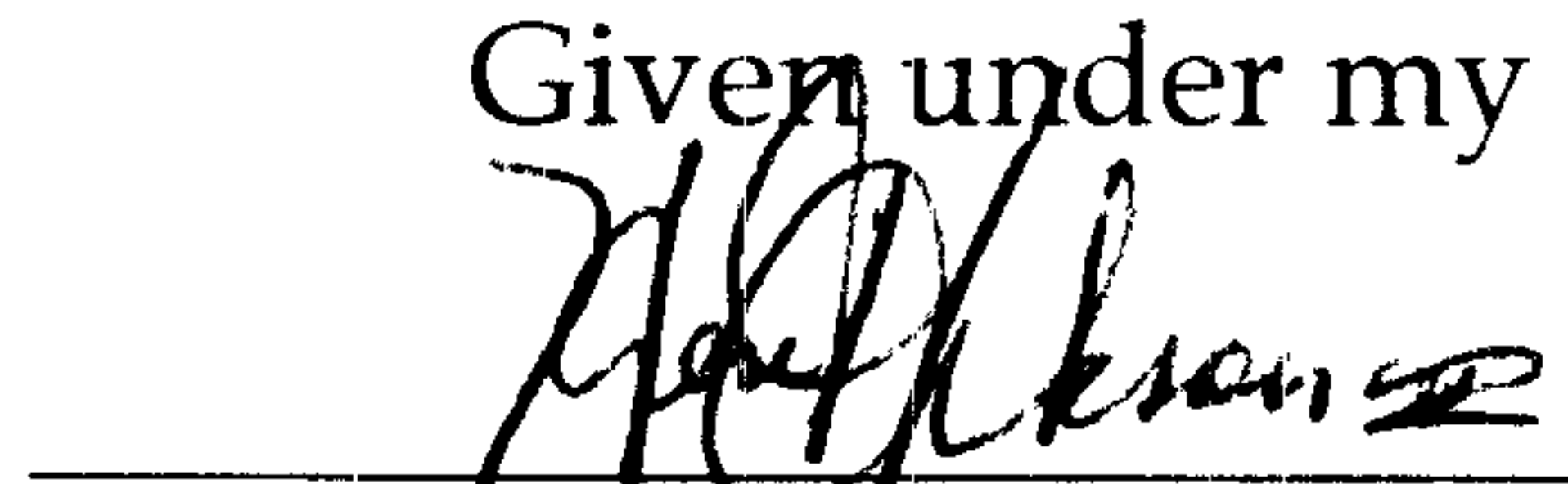
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on
this 23rd day of May, 2006.


JANICE COLLIER GREENE, Grantor
Now known as JANICE LEYS

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that JANICE COLLIER GREENE, now known as JANICE LEYS, whose name is signed to the foregoing conveyance and who was made known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of May, 2006.


NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 26, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantee's address:

Quantity of Land Conveyed:

THIS INSTRUMENT WAS PREPARED BY WILLIAM B. JACKSON, II, ESQ., STOKES & CLINTON, PC
1000 DOWNTOWNER BLVD., POST OFFICE BOX 991801, MOBILE, ALABAMA 36691, (251) 460-2400
THE DEED HAS BEEN PREPARED BASED SOLEY ON THE INFORMATION FURNISHED BY
HERITAGE TITLE LLC, AND NO TITLE SEARCH AND/OR INDEPENDENT CONFIRMATION OF SUCH
INFORMATION HAS BEEN PERFORMED BY THE SAID ATTORNEY.


20060620000294150 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/20/2006 10:53:34AM FILED/CERT