



20060628000312650 1/2 \$38.00
Shelby Cnty Judge of Probate, AL
06/28/2006 03:38:06PM FILED/CERT

Send Tax Notice to:
Charles and Mary Gillis
408 Willow Glen Dr
Alabaster, AL 35007

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Twenty-Four Thousand Dollars (\$24,000), the receipt of sufficiency of which are hereby acknowledged, that Don Leipert, a married man, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to CHARLES GILLIS and MARY GILLIS, a married couple, hereinafter known as the GRANTEE;

Beginning at the northeast corner of the "Bice Lot" on the northwest right of way line of Alabama Highway No. 25 in the southwest quarter of the northwest quarter of Section 9, Township 24 north, Range 12 east, Town of Wilton, County of Shelby, State of Alabama and run N 42°20' 52" W a distance of 125.64' to a corner; Thence Run N 42°06' 36" E a distance of 77.11' to a steel corner and the point of beginning of the property, Parcel -2, being described; Thence continue last described course a distance of 13.77' to a corner; Thence run S 42°20' 52" E a distance of 33.50' to a corner; Thence run N 42°06' 50" E a distance of 120.00' to a corner; Thence run 42°20' 52" E a distance of 105.78' to a corner on the northerly margin of Alabama Highway No. 25; Thence run S 45°49' 04" W along said margin of said Highway a distance of 132.72' to a steel rebar corner; Thence run N 42°33' 47" W a distance of 130.62' to the point of beginning, containing 13,935 square feet.

Note: Parcel has a Garage thereon

According to the surveys of June 19, 2006, Joseph E Conn, Jr APLS #9049

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.



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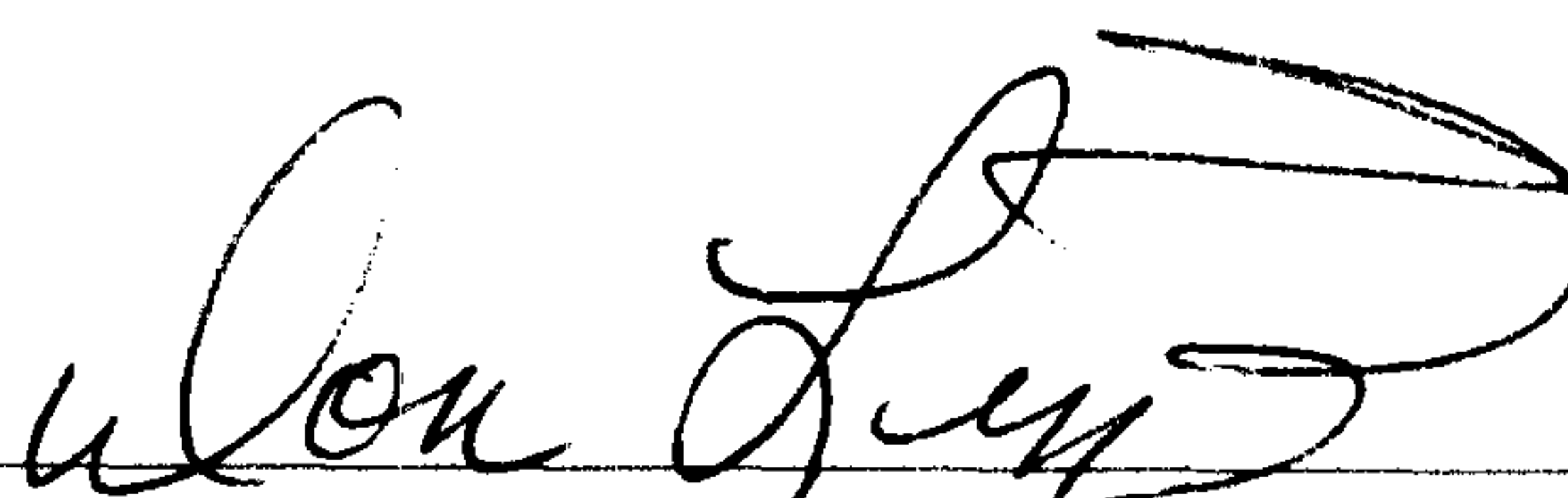
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), on this the

28 Day of June, 2006.

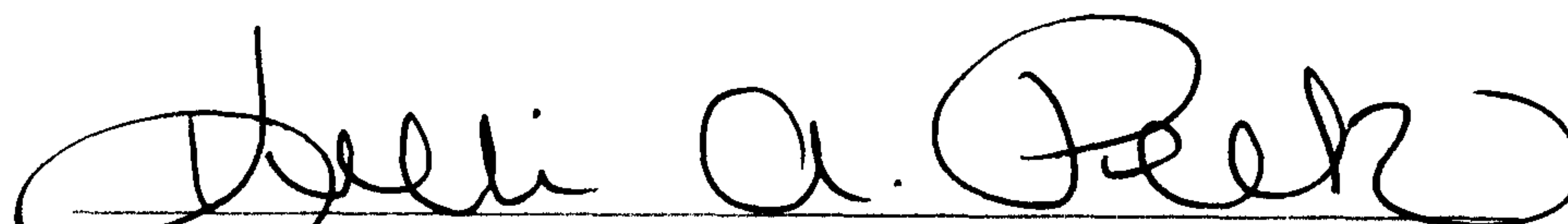
Shelby County, AL 06/28/2006
State of Alabama

Deed Tax: \$24.00


GRANTOR

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Don Leipter, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2006.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 7, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires: _____

Prepared by
Mary Gillis
408 Willow Glen Dr
Alabaster, AL 35007