20070212000064280 1/3 $77.00
Shelby Cnty Judge of Probate,AL
02/12/2007 11:06:17AM FILED/CERT

Send Tax Notice:
Teddy G. Malone
360 Waxahatchee Circle
Shelby, Alabama 35143

File No.: 07-1621

This instrument prepared by:
Joseph C. Kreps
Kreps Law Firm, LLC
1932 Laurel Road
Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THROUSAND AND NO/100 ($300,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **John O. Leemon, Jr., an unmarried man,** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **Teddy G. Malone and Carla A. Malone** ,(hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat
4. Mineral and Mining rights not owned by the Grantor.
5. Matters which would be revealed by a survey of the property conveyed.

($240,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

And said Grantor, for said Grantor, his/her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and his/her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 2nd day of February, 2007.

John O. Leemon, Jr.

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STATE OF **ALABAMA**)
:
COUNTY OF **JEFFERSON**)

I, the undersigned, Joseph C. Kreps, a Notary Public, in and for said County and State, hereby certify that **John O. Leemon, Jr., an unmarried man,** 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 Instrument signed his/her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of February, 2007.

NOTARY PUBLIC
My Commission Expires: 3/6/07

JOSEPH CLAUDE KREPS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

EXHIBIT A

20070212000064280 3/3 $77.00
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PARCEL I

Lot 14, according to Waxa Subdivision, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision being recorded in Map Book 5, Page 5, in the Probate Office of Shelby County, Alabama.
There is excepted from this conveyance and reserved to the grantor all that part of the above described lot lying below that certain datum plane of 397 feet above mean sea level as established by the U.S Coast and Geodetic Survey as adjusted in January, 1955. Grantee(s) shall have the right to use and cut or clear the trees or timber on that part of said lot hereinabove described lying below said elevation of 397 feet above mean sea level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising of original Lay Lake by said Company. The elevation above sea level used when the original Lay Lake was constructed is converted to U.S. Coast and Geodetic Survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean sea level referred to hereinabove. Situated in Shelby County, Alabama.

PARCEL II

Lot No. 15, according to Waxa Subdivision, the same being a part of Section 35, Township 24, Range 15 East, a plat of said subdivision, being recorded in Map Book 5, Page 5 in the Probate Office of Shelby County, Alabama.
There is excepted from this conveyance and reserved to the grantor all that part of the above described lot lying below that certain datum plane of 397 feet above mean sea level as established by the U.S Coast and Geodetic Survey as adjusted in January, 1955. Grantee(s) shall have the right to use and cut or clear the trees or timber on that part of said lot hereinabove described lying below said elevation of 397 feet above mean sea level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising of original Lay Lake by said Company. The elevation above sea level used when the original Lay Lake was constructed is converted to U.S. Coast and Geodetic Survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean sea level referred to hereinabove. Situated in Shelby County, Alabama.

Shelby County, AL 02/12/2007
State of Alabama

Deed Tax:$60.00