

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Bynum & Bynum, Attorneys
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:
Jeffery Leonard
Michaela Leonard
1370 Indian Crest Drive
Indian Springs, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty Five Thousand Nine Hundred and No/100 Dollars (\$245,900.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Virginia R. Chalmers Maxwell**, an unmarried woman (herein referred to as Grantors) do grant, bargain, sell and convey unto **Jeffery Leonard and Michaela Leonard** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

JML MCL

Lot 22, according to the Survey of 1st Sector, Skyline Estates, as recorded in Map Book 9, Page 71, in the Probate Office of Shelby County, Alabama.

\$205,900.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Virginia R. Chalmers Maxwell is the surviving grantee of that deed recorded in Real Book 75, Page 17, in the Probate Office of Shelby County, Alabama; the other grantee Thomas W. Maxwell, having died on or about the 24th day of May, 2005.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 do for myself and for my heirs, executors, and administrators covenant with 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 8th day of December, 2008.

Virginia R. Chalmers Maxwell
Virginia R. Chalmers Maxwell

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 12/11/2008
State of Alabama

Deed Tax: \$40.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Virginia R. Chalmers Maxwell, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of December, 2008.

Luke Henderson
Notary Public

My Commission Expires: 7-26-2012

