

THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Matthew F. Leonard
767 Highway 13
Helena, AL 35080

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)


20101122000392570 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
11/22/2010 04:02:09 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Two Thousand Five Hundred and 00/100 (\$202,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Ryan Beagle and Jamie Beagle, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Matthew F. Leonard and Angel Leonard**, (hereinafter referred to as GRANTEE), 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, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 5A, according to A Resurvey of Whispering Pines Farms, as recorded in Map Book 13, Page 13, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

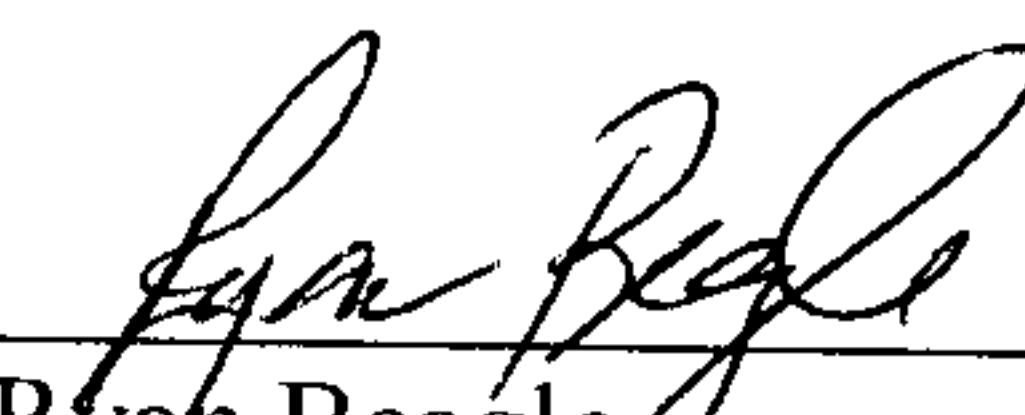
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

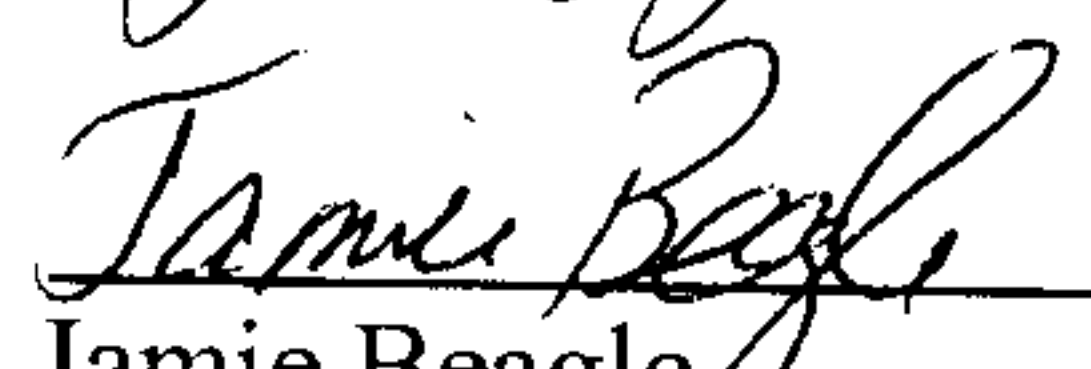
\$209,844.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 12th day of November, 2010.


Ryan Beagle


Jamie Beagle
By Ryan Beagle
Her attorney in fact

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Ryan Beagle, a married 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 conveyance, he executed the same voluntarily on the day the same bears date.
GIVEN UNDER MY HAND THIS 12th DAY OF NOVEMBER, 2010

My commission expires: 3-3-12


Notary Public

DOUGLAS BARRON LAKEMAN
COMMISSION EXPIRES 3/3/12

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Ryan Beagle, whose name as Attorney In Fact for Jamie Beagle, a married woman, 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, he in his, capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 12th DAY OF NOVEMBER, 2010.

My Commission Expires: 3-3-12


Notary Public

DOUGLAS BARRON LAKEMAN

