This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Christopher D. Leist
104 Hunset Mill Road
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY FIVE THOUSAND AND NO/00 DOLLARS ($95,000.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jerry Lucas, a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Christopher D. Leist and Stefanie W. Leist, (herein referred to as grantee, whether one or more),** the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way and permits of record.

$75,000.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of March, 2013.

20130315000109040 1/3 $38.00
Shelby Cnty Judge of Probate, AL
03/15/2013 01:47:43 PM FILED/CERT

Jerry Lucas

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Jerry Lucas, 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 and official seal this 15th day of March, 2013.

Notary Public

My commission expires: 9/12/15

Shelby County, AL 03/15/2013
State of Alabama
Deed Tax:$20.00

EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a found old axle corner that represents the true and accepted Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence North 03 degrees 14 minutes 00 seconds West along the East line of said Quarter-Quarter Section a distance of 691.50 feet to a set capped rebar corner; thence run North 90 degrees 00 minutes 00 seconds West a distance of 556.68 feet to a set capped rebar corner; thence run South 09 degrees 30 minutes 06 seconds West a distance of 700.00 feet to a set capped rebar corner on the South line of said Quarter-Quarter Section; thence run South 90 degrees 00 minutes 00 seconds East along said Quarter-Quarter Section line a distance of 711.24 feet to the point of beginning.

Together with a sixty-foot wide easement for ingress, egress, and the installation of all required utility lines, poles, wires, or pipes, the centerline of which is described as follows:
Beginning at a found old axle corner that represents the true and accepted southeast corner of the Northwest corner of the Southeast Quarter of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 03 degrees 14 minutes 00 seconds West along the East line of said Quarter-Quarter Section a distance of 691.50 feet to a set capped rebar corner; thence run North 90 degrees 00 minutes 00 seconds West a distance of 526.68 feet to the point of beginning, on the centerline, of the easement being described; thence run North 11 degrees 39 minutes 29 seconds East a distance of 348.81 feet to a point; thence run North 00 degrees 18 minutes 00 seconds West a distance of 298.37 feet to the intersection of subject centerline of subject easement with the South right of way line of Weatherly Way, a public road and the North line of same said Northwest Quarter of the Southeast Quarter of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, and the end of subject easement. Said easement being thirty feet perpendicular to and on both sides of just described centerline.

According to survey of Joseph E. Conn, Jr., RLS #9049, dated August 20, 2001.

20130315000109040 2/3 $38.00
Shelby Cnty Judge of Probate, AL
03/15/2013 01:47:43 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, *Section 40.22.1*

Grantor's Name : Jerry Lucas
Mailing Address 509 Hampton Drive
Homewood, AL 35209

Grantee's Name: Christopher D. & StefanieW. Leist
Mailing Address: 104 Hunset Mill Ln
Pelham, AL 35124

Property Address: 104 Hunset Mill Lane
Pelham, AL 35124

Date of Sale 3/15/13

Total Purchase Price $ 95,000.00
or
Actual Value $
or
Assessor's Market Value $

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____Bill of Sale
_____Sales Contract
__X__Closing Statement

____ Appraisal
___ Other – Tax Assessor Records

2013031500010904 0 3/3 $38.00
Shelby Cnty Judge of Probate, AL
03/15/2013 01:47:43 PM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 3/15/13

Sign
(Grantor/Grantee/Owner/Agent) **circle one**

Print Jerry Lucas

_____Unattested

(Verified by)

Form **RT-1**