

VALUE: _____

SEND TAX NOTICE TO:

John Michael Leonard

10497 Highway 17

Maylene, Alabama 35114

✓ This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

Inst. # 2002-08585
02/20/2002--08585
02:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-seven Thousand and no/100 Dollars (\$27,000.00), portion of which is secured by Purchase Money Mortgage of even date in favor of AmSouth Bank, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Victor Brasher** and wife, **Adrienne Brasher** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Michael Leonard** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, according to map of First Addition to the R. E. Whaley Subdivision of Town of Maylene, Alabama, as recorded in Map Book 3, Page 120, in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 20th day of February, 2002.

Victor Brasher (SEAL)
Victor Brasher

Adrienne Brasher (SEAL)
Adrienne Brasher

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Victor Brasher** and wife, **Adrienne Brasher**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2002.

Paula Head
Notary Public