

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Leta M. Brooks
1198 Inverness Cove Way
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Christen Legleu, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Leta M. Brooks

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 68-A, according to the Final Plat of the Residential Subdivision Inverness Cove Phase 2 -- Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

\$166,200.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2010 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 29th day of July, 2010.

Shelby County, AL 08/04/2010
State of Alabama
Deed Tax : \$175.00

By: Christen Legleu (Seal)
Christen Legleu
BY: Patti Schreiner
BY: Patti Schreiner, her Attorney in Fact

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Christen Legleu, by and through her Attorney in Fact, Patti Schreiner, 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, in her capacity as Attorney in Fact for Christen Legleu, executed the same voluntarily on this day the same bears date.

Given under my hand and official seal this 29th day of July, 2010.

Notary Public: David P. Condon
My Commission Expires: 2-12-14