

~~After recording return to:~~)
Pamela & Ryan Leonard)
1425 Queen Ann Circle)
Alabaster, AL)
35007)

20130814000331710 1/3 \$77.00
Shelby Cnty Judge of Probate, AL
08/14/2013 01:54:45 PM FILED/CERT

The document prepared by)
Angelina M. Whittington, Esq.)
FL, AL, & MO Barred)
235 W. Brandon Blvd, #191)
Brandon, FL 33511 866-755-6300)

Space above this line for recorder's use only

STATE OF ALABAMA }
SHELBY COUNTY }

Mail Tax Forms To:
Pamela Leonard
Ryan Leonard
1425 Queen Ann Circle
Alabaster, AL 35007

Tax ID: 13-7-26-3-001-092.000

FIRST AMERICAN TITLE
ORDER# 2371

QUITCLAIM DEED
(WITH SURVIVORSHIP)

(the purpose of this deed is to update marital status, name and to add spouse to title)

KNOW ALL MEN BY THESE PRESENTS, WE, PAMELA LEONARD, formerly known as Pamela K. Smitherman, a now married woman, joined by her spouse RYAN LEONARD, residing at 1425 Queen Ann Circle, Alabaster, Alabama 35007, (hereinafter called **GRANTORS**) that for and in consideration of the sum of Zero and —/100 DOLLARS (\$ 0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to PAMELA LEONARD and RYAN LEONARD, wife and husband, for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion residing at 1425 Queen Ann Circle, Alabaster, Alabama 35007, (hereinafter called **GRANTEES**) all our right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF KINGWOOD, AS RECORDED IN MAP BOOK 6, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO ALL MATTERS OF RECORD.

LEONARD
47298958

AL

FIRST AMERICAN ELS
QUIT CLAIM DEED

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING



BEING THE SAME PROPERTY CONVEYED TO PAMELA K. SMITHERMAN, AN UNMARRIED PERSON FROM JEFFERY M. HAIN AND KELLY M. HAIN, HUSBAND AND WIFE, BY DEED RECORDED OCTOBER 19, 2004 AS INSTRUMENT NUMBER 20041019000576650, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 1425 Queen Ann Circle, Alabaster, Alabama 35007
The legal description was obtained from a previously recorded instrument

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under my hand this 2 day of July, 2013.

GRANTORS:

{signatures in black ink only}

Pamela Leonard f/k/a Pamela K. Smitherman
PAMELA LEONARD
formerly known as Pamela K. Smitherman

[Signature]
RYAN LEONARD

STATE OF ALABAMA }

COUNTY OF Shelby }

I, Patsy J Cothran the undersigned, a Notary Public hereby certify that PAMELA LEONARD formerly known as Pamela K. Smitherman, and RYAN LEONARD, 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 this 2 day of July, 2013.

[Signature]

NOTARY PUBLIC

My Commission Expires: **My Commission Expires February 12, 2016**

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee. Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.



