

STATE OF ALABAMA

SHELBY COUNTY

5941  
19711115000048430 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
11/15/1971 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other consideration here and shown to the undersigned, Linwood Leonard and wife, Linda Leonard, herein referred to as Grantors, in hand paid by Laverne C. Leonard, herein referred to as Grantee, the receipt whereof is acknowledged, the Grantors do grant, bargain sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

Lot No. 17, according to Map of Shelby Shores, Inc. The 1969 Sector, as shown by map recorded in Shelby County, Alabama in Map Book 5, Page 46;

Subject to rights acquired by Alabama Power Company by deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 253, Page 116.

Subject to transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in said Probate Office in Deed Book 225, Page 453.

Subject to Restrictions as shown of record in the Probate Office of Shelby County, Alabama, in Deed Book 264, Page 822, which said restrictions shall attach to and run with the land.

As a further part of the consideration here of Grantee, assumes and agrees to pay which said mortgage is dated March 16, 1971, upon which mortgage there is unpaid balance of \$2,834.99. AS the same shall become due the mortgaged indebtedness secured by that certain mortgage executed by Linwood Leonard and wife, Linda Leonard, to Shelby Shores, Inc.

TO HAVE AND TO HOLD unto the said Grantee, and the heirs and assigns of Grantee forever.

And the said Grantors do for themselves and for their heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that they have good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except as herein stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their

hands and seals this 13 Nov. day of 1971.

Linwood Leonard (SEAL)  
Linwood Leonard

Linda Leonard (SEAL)  
Linda Leonard

STATE OF ALABAMA )  
Shelby COUNTY )

I, the undersigned authority in and for said County, in said State, hereby certify that Linwood Leonard and wife, Linda Leonard, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of November, 1971.

Gene Henry  
Notary Public  
Notary Public, State of Alabama at Large  
My Commission Expires September 1, 1978  
Bonded by U. S. F. & G.



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