

(Mortgage covering this property is recorded at Book 151, page 274 in the Probate Records of Shelby County, Alabama.)

THIS INSTRUMENT WAS PREPARED BY:

Name: Nancy J. Hammer 919  
Address: 400 Perimeter Center Terrace, Suite 900, Atlanta, GA 30346

STATE OF ALABAMA )

D E E D

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty-One Thousand and 00/100 Dollars (\$51,000.00)-----  
to the undersigned GRANTOR, 2154 TRADING CORPORATION, a Corporation, d/b/a INVERNESS, (herein "GRANTOR"), in hand paid by JOHN P. LEONARD and CINDY W. LEONARD

"\$51,000.00 of the purchase price was from a purchase money mortgage" (herein referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, Block 9, according to the Plat of the First Addition to Woodford, a subdivision of Inverness, as recorded in Map Book 10, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad Valorem taxes due and payable October 1, 1987.
2. Said property is subject to those Protective Covenants or Restrictions recorded in Miscellaneous Book 092, Page 175 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements, rights of way, and set-back lines of record.
4. Mineral and mining rights not owned by GRANTOR.
5. Any applicable zoning ordinances.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officers thereunto on this 24th day of August, 1987.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
2154 TRADING CORPORATION  
James F. McEvoy  
Vice President

STATE OF GEORGIA 1987 SEP 24 PM 2:58

COUNTY OF DEKALB James A. Sandberg  
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that James F. McEvoy, whose name as Vice President of 2154 Trading Corporation, a Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24th day of August, 1987.

Notary Public, DeKalb County, Georgia  
My Commission Expires Dec. 1, 1990

1. Deed Tax \$ \_\_\_\_\_
2. Mig. Tax \_\_\_\_\_
3. Recording Fee 2.50
4. Indexing Fee 1.00

James H. Dusen  
Notary Public

T.N.B.C.

BOOK 152 PAGE 643