

This instrument was prepared by:

Send Tax Notice to:

Joyce K. Lynn
1109 Townhouse Road
Helena, AL 35080

David P. Leonard Const. Co.
1714 Native Dancer Drive
Helena, AL 35080

Partnership Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --FIFTEEN THOUSAND NINE HUNDRED AND NO/100-----Dollars,

To the undersigned grantor, NORTH SHELBY PARTNERS, a General Partnership (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

David P. Leonard

(herein referred to as GRANTEE, whether one or more), the following real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 31, according to the survey of Dearing Downs, 11th Addition, as recorded in Map Book 15, Page 90, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements and restriction of record.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized Partners, who are authorized to execute this conveyance, hereto set its signature and seal, this the 11th day of October, 1994.

NORTH SHELBY PARTNERS
a General Partnership

By: J. Harris Development Corporation
Partner

By: Jack C. Harris
it's President

By: Roy Martin Construction, Inc.
Partner

By: Roy H. Martin
Inst # 1994-31532
President

10/19/1994-31532
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1994-31532

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, Inc., Partner of NORTH SHELBY PARTNERS, a General Partnership, 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 of Roy Martin Construction, Inc. Partner of NORTH SHELBY PARTNERS, and with full authority, executed the same voluntarily for and as the act of said Partnership.

Given under my hand and official seal, this the 11th day of October, 19 94.


Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 24, 1996

Inst # 1994-31532

10/19/1994-31532
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jack D. Harris, whose name as President of J. Harris Development Corporation, Partner of NORTH SHELBY PARTNERS, a General Partnership, 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 of J. Harris Development Corporation, Partner of NORTH SHELBY PARTNERS, and with full authority, executed the same voluntarily for and as the act of said Partnership.

Given under my hand and official seal, this the 11th day of October, 19 94.


Notary Public

MY COMMISSION EXPIRES OCTOBER 24, 1996

My commission expires: _____