

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name)

Jimmy O. Burchfield

(Address)

13694 Co. Rd. 73

Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTY EIGHT THOUSAND FIVE HUNDRED and 00/100-----(\$48,500.00)---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

LAURA L. LEIGHTON, formerly known as LAURA LOU ROBERTS, an unmarried woman
fka LAURA ROBERTS LEIGHTON or LAURA LEIGHTON
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JIMMY O. BURCHFIELD

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lots 1, 2, 3 and 4, Block 6, according to the Survey of Wilmont Gardens,
according to map as recorded in Map Book 4 page 6 in the Probate Office
of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except right of way for highway.

SUBJECT TO:

Building setback lines and public easements as shown by plat.

Restrictions, covenants and conditions as set out in instrument(s)
recorded in Deed 204 page 190 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by
instrument(s) recorded in Deed 101 page 170 and Deed 218 page 584 in
Probate Office.

Restrictions, limitations and conditions as set out in Map Book 4 page 6.

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HEREWITH,
IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$38,800.00.

02/15/1996-04829
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 18.50

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th
day of February, 19 96

(Seal)

(Seal)

(Seal)

Laura L. Leighton
Laura L. Leighton formerly known as
Laura Lou Roberts

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Laura L. Leighton, formerly known as Laura Lou Roberts

a Notary Public in and for said County.

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of February, 19 96

My Commission Expires: 9/98

Mitchell A. Spears
Notary Public