

THIS INSTRUMENT WAS PREPARED BY:

NEIL C. CLAY
ATTORNEY AT LAW
1725 Second Avenue, North
Bessemer, AL 35020
(205) 426-2020

Send Tax Notice To:
Michael E. Ford
4935 Spring Creek Road
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100---
DOLLARS (\$160,000.00) to the undersigned grantor, in hand paid by
the grantee herein, the receipt whereof is acknowledged, I, **STEPHEN
H. LEONARD, D.M.D.**, a single man, herein referred to as grantors),
grant, bargain, sell and convey unto **MICHAEL E. FORD**, a single man,
(herein referred to as grantee), the following described real
estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2 and 3, in Block 270, according to J. H. Dunstan's
Map of the Town of Calera, Alabama, being situated in Shelby
County, Alabama.

This conveyance is subject to:

1. All advalorem taxes due and payable.
2. Right of Way granted Alabama Power Company recorded in Volume
156, Page 112.
3. Any and all easements, restrictions, limitations or right of
ways of record.

\$155,000.00 of the above consideration is derived from a purchase
money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns
forever.

And I do for myself and for my heirs, executors, and
administrators covenant with the said Grantee, his heirs and
assigns, that we are lawfully seized in fee simple of said
premises; that they are free from all encumbrances, unless
otherwise noted above; that I have a good right to sell and convey
the same as aforesaid; that I will, and my heirs, executors and
administrators shall warrant and defend the same to the said

02/14/1997-04859
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 16.00

Inst # 1997-04859

Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of February, 1997.


Stephen H. Leonard, D.M.D.

STATE OF ALABAMA

COUNTY OF JEFFERSON

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **STEPHEN H. LEONARD, D.M.D.**, a single man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of February, 1997.


Notary Public

Inst # 1997-04859

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