

This property does not constitute
homestead for Grantor.

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

Send tax notice to:
Michael Allen
5362 Hwy 25
Montevallo, AL35115

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Twenty-Five Thousand Eight Hundred Ten Dollars and 78/100 dollars (\$25,810.78) and other good and
valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Laura
Leighton**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto
Michael Allen, a single person, hereinafter called "Grantee" in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama,
to-wit:

A part of the SE 1/4 of NW 1/4, Section 2, Township 24, Range 12 East, lying South of Montevallo-Calera
Highway, and West of the Montevallo-Jemison Road, more particularly described as follows: As a point of
reference begin at SW corner of SE 1/4 of NW 1/4; thence Easterly along the South boundary of said SE 1/4
of NW 1/4 205 feet to the point of beginning of lot herein conveyed; thence in a Northerly direction run 170
feet, more or less, to a point 200 feet East of the West boundary of said SE 1/4 of NW 1/4 to South boundary
of Montevallo-Calera Road; thence in a Easterly direction along South boundary of said Road 100 feet;
thence in a Southerly direction parallel with the West boundary of said SE 1/4 of NW 1/4 170 feet, more or
less, to the South boundary of said SE 1/4 of NW 1/4 95 feet to the point of beginning. LESS and EXCEPT
property in Real Book 306, Page 715 recorded in Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights-of-ways and restrictions of record affecting said
property.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every
contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor
covenant with said Grantee and the heirs and assigns of the Party of the Grantee, that the Grantor is
lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless
otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the
Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said
premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor
thereto on this date the 11 of June, 1997, at 831 Island Street, Montevallo, Alabama.

GRANTOR

Laura Leighton (L.S.)
_____(L.S.)

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the
above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me,
acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s)
executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11 day of
JUNE, 1997.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, ALABAMA 35115

11/03/1998-43410
02:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 34.50

11/03/1998-43410