

SEND TAX NOTICE TO:

(Name) Darren J. Leonard  
(Address) 7901 Wynwood Lane  
Helena, AL 35080

This instrument was prepared by

(Name) Townes, Woods & Roberts P.C.  
(Address) P.O. Box 96  
Gardendale, AL 35071

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }  
COUNTY OF JEFFERSON } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of One Hundred Fifty-Five Thousand and NO/100---(\$155,000.00)-----Dollars

to the undersigned grantor, Wayne Dutton Construction, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

Darren J. Leonard and wife, Bradley C. Leonard  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama.

Lot 314, according to the Survey of Wyndham, Wynwood Sector, as recorded in Map  
Book 23, page 37, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a  
lien but not yet payable.

\$147,250.00 of the above recited purchase price was paid from the proceeds of a  
mortgage loan closed simultaneously herewith.

Inst # 1998-45806

11/18/1998-45806  
11:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 98A 16.58

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of  
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,  
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that in lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Wayne Dutton  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of October 19 98  
WAYNE DUTTON CONSTRUCTION, INC.

ATTEST:

By Wayne Dutton President

~~XXXXXXXX~~

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Wayne Dutton  
whose name as President of Wayne Dutton Construction, Inc.  
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 28th day of October 19 98

[Signature]  
Notary Public