

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Hal D. Leathers
119 Brynleigh Drive
Chelsea, Alabama 35043

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty-Nine Thousand One Hundred and 00/100 (\$169,100.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Mark F. Howell and Diane M. Howell, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Hal D. Leathers, a single individual, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 28, according to Survey of Brynleigh Estates, as recorded in Map Book 19, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$172,482.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 29th day of October, 1999.

Mark F. Howell
by Mardis R. Howell
his Attorney-in-Fact
Mark F. Howell, by his Attorney In Fact, Mardis R. Howell

Diane M. Howell
by Mardis R. Howell
her Attorney-in-Fact
Diane M. Howell, by her Attorney In Fact, Mardis R. Howell

State of Alabama)

County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Mardis R. Howell, whose name as Attorney In Fact for Mark F. Howell and wife, Diane M. Howell, 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 29TH DAY OF OCTOBER, 1999.
My Commission Expires:


Notary Public

Inst # 1999-45225

11/02/1999-45225
11:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJI 9.50

COURTNEY H. MASON
MY COMMISSION EXPIRES 11/03/2000