

20030404000199970 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
04/04/2003 08:18:00 FILED/CERTIFIED

This instrument was prepared by:

Please Send Tax Notice to:

Stephen D. Keith, Attorney at Law
230 Bearden Road
Pelham, Alabama 35124

Catherine Collins Hall
107 Grande View Lane
Maylene, Alabama 35114

WARRANTY DEED

(Deed prepared and executed without benefit of title examination.)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration Ten Dollars and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, John L. Leonard, married and Catherine Collins Leonard, now known as Catherine Collins Hall, and her husband, Mark A. Hall (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto Catherine Collins Hall (hereinafter referred to as Grantee) her heirs and assigns, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 34, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 19, Page 100 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 2002 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.


The foregoing property constitutes no portion of the homestead of John L. Leonard, or that of his spouse.

Note: This conveyance is being executed in satisfaction of that certain divorce decree between the John L. Leonard and Catherine Collins Leonard, now known as Catherine Collins Hall. The approximate value of the interests being conveyed is \$500.00.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantee, her heirs and assigns, that I am 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 said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 22TH Day of Sept, 2002..


John L. Leonard


Catherine Collins Leonard, now known as
Catherine Collins Hall


Mark A. Hall

State of Alabama)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that John L. Leonard and Catherine Collins Leonard, now known as Catherine Collins Hall and Mark A. Hall,, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 22TH day of Sept, in the year 2002.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 21, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS