


This Instrument Was Prepared By:  
John R. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, Alabama 35124

  
20030603000341610 Pg 1/2 14.50  
Shelby Cnty Judge of Probate, AL  
06/03/2003 08:41:00 FILED/CERTIFIED

\$123,900.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Leonard J. Allen, a single man, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Vicki L. Segura, a single woman, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 60 according to the Survey of Revised Meadows Plat 2 as recorded in Map Book 20, Page 26, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$99,120.00 & \$24750.00 was paid from mortgages recorded herewith.

Grantee's address: 215 Jasmine Drive  
Alabaster, Al 35007

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on  
this the 27<sup>th</sup> day of MAY, 2003.

  
Leonard J. Allen

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county  
in said state, hereby certify that Leonard J. Allen, 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 27<sup>th</sup> day of  
MAY, 2003.

  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: MARCH 12, 2006