

# STANDARD WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

20031219000817990 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
12/19/2003 13:38:00 FILED/CERTIFIED

THIS WARRANTY DEED is made this 2nd day of December, 20 03, by and between Leonard J. Pollard, a married man and wife Carolyn S. Pollard and Leonard J. Pollard, an unmarried man, (hereinafter referred to as "Grantor"), and Pollard 207 Branch Drive Trust, as Trustee, (hereinafter referred to as "Grantee"):

WITNESSETH: The Grantor, for and in consideration of the sum of One Hundred Forty-One Thousand and 00/100 Dollars (\$ 141,000.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain land situate in Shelby County, State of Alabama, to wit:

Lot 23, according to the Survey of Brookchase Estates, Phase Two, as recorded in Map Book 22, Page 47, in the Probate Office of Shelby County, Alabama.  
(Insert Legal Description)

\$141,000.00 of the purchase price was provided in the form of a purchase money mortgage executed simultaneously herewith.

This is the homestead of the grantors.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free and clear of all encumbrances, except any unpaid taxes accruing, conditions, restrictions, easements, limitations and zoning ordinances of record, if any.  
Carolyn S. Pollard and Carolyn J. Pollard are one and the same person.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness (Seal)

Leonard J. Pollard (Seal)  
Grantor: Leonard J. Pollard

Carolyn S. Pollard (Seal)  
Grantor: Carolyn S. Pollard

Leonard J. Pollard II (Seal)  
Grantor: Leonard J. Pollard, II

Sworn to and subscribed before me of even date.

\_\_\_\_\_  
Notary Public

(SEAL)

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County and State, hereby certify that Leonard J. Pollard, a married man, and wife Carolyn S. Pollard whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of December, 2003.

Keith A Morgan  
Notary Public  
My commission expires: 02/27/06

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County and State, hereby certify that Leonard J. Pollard, II, a unmarried man, whose name are 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 2<sup>nd</sup> day of December, 2003.

Keith A Morgan  
Notary Public  
My commission expires: 02/27/06