

## WARRANTY DEED

2005010400002740 Pg 1/2 100.50  
Shelby Cnty Judge of Probate, AL  
01/04/2005 14:01:00 FILED/CERTIFIED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Barbara L. Pyka  
145 Daventry Drive  
Calera, Alabama 35040

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred thirty one thousand five hundred and no/100 (\$131,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **William F. Leonard and Joann Leonard, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Barbara L. Pyka** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 12, according to the Survey of Resurvey of Daventry, Sector I, as recorded in Map Book 26, Page 98, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$45,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 17<sup>th</sup> day of December, 2004.

William F. Leonard  
William F. Leonard

Joann Leonard  
Joann Leonard

by his/her agent and attorney  
in fact, William F. Leonard

### STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **William F. Leonard** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17<sup>th</sup> day of December, 2004.

Notary Public  
My Commission Expires: 02-25-05

## ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that William F. Leonard, whose name as Attorney in Fact for Joann Leonard, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of December, 2004.

\_\_\_\_\_  
Notary Public  
My commission expires: 02-25-05