

Send tax notice to:
Darren K. Leonard & Stacey Leonard
5342 Harvest Ridge Lane
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243
BHM 0500215

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirteen Thousand Six Hundred Fifty and 00/100 Dollars (\$213,650.00) in hand paid to the undersigned Andrew L. Smith and Jennifer B. Smith, Husband and Wife, (hereinafter referred to as Grantors”) by Darren K. Leonard and Stacey Leonard, (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Meadow Brook 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

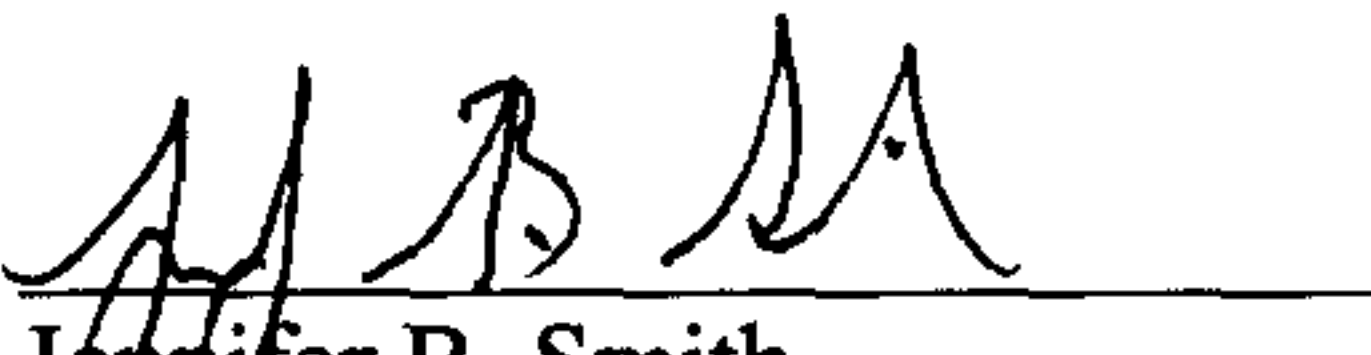
\$170,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators 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, Grantor(s) Andrew L. Smith and Jennifer B. Smith hereunto set their signature(s) and seal(s) on January 21, 2005.


Andrew L. Smith

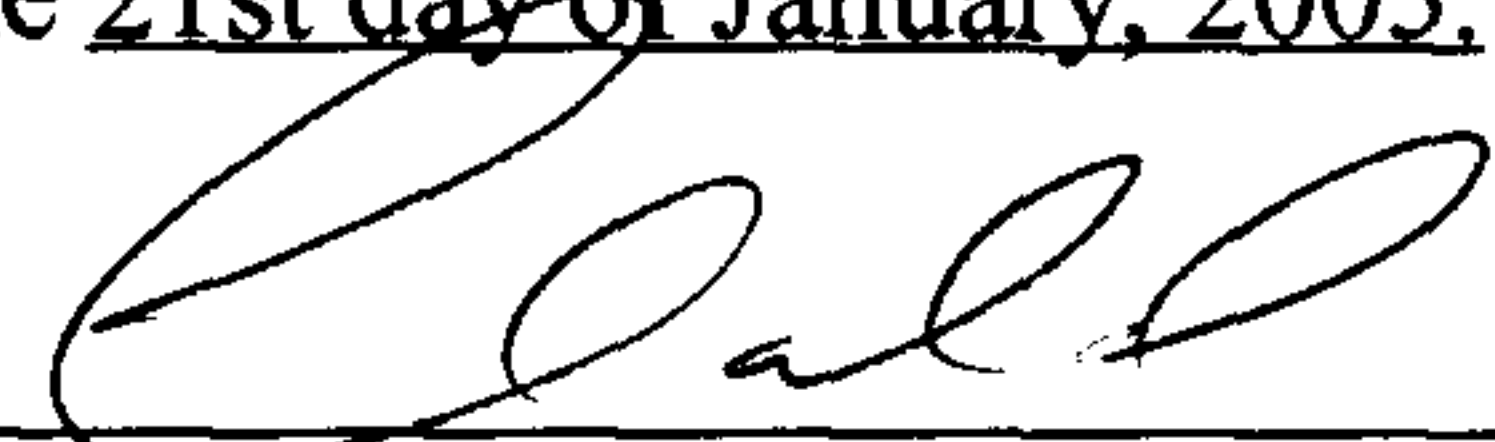

Jennifer B. Smith

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew L. Smith and Jennifer B. Smith, Husband and Wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of January, 2005.

(NOTARIAL SEAL)


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-08

