

20061215000611820 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
12/15/2006 12:55:27PM FILED/CERT

Shelby County, AL 12/15/2006
State of Alabama

Deed Tax: \$1.50

NTC0600811

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

Send tax notice to:
Marie A. Leech
211 Hiden Cove Circle
Pelham, AL 35124

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Six Thousand Fifty and 00/100 Dollars (\$126,050.00) in hand paid to the undersigned, Lindsey Hood, and her Husband Heath Hood (hereinafter referred to as "Grantor") by Marie A. Leech (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

***** Lindsey R. Bell Grantee of that certain deed recorded August 11, 2005 in Instrument No. 20050811000411860, is now known as Lindsey Hood**

Lot 31, according to the Survey of Hidden Creek Townhomes Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$124,516.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his 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.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the
13th day of December, 2006.

Lindsey Hood
Lindsey Hood

Heath Hood
Heath Hood

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Lindsey R. Bell, whose name is signed to the foregoing instrument, and who
is known to me, acknowledged before me on this day, that, being informed of the
contents of the said instrument, he/she executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 13th day of December, 2006.

(Notary Seal)

John Reed Wilkins

Notary Public

Print Name: John Reed Wilkins

Commission Expires:

9/12/2010

