

20070119000030630 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/19/2007 02:06:26PM FILED/CERT

FRS File No.: 460223

Customer File No.: 1727355

WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **(\$520,000.00) Five**
Hundred Twenty Thousand and NO/100----- DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, Michael P. Leahy and Nancy L. Leahy, husband and wife, (herein referred to as
GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **Sylvia M. McQueen and**
Wendy Adams as joint tenants with right of survivorship
of

(herein referred to as GRANTEE), **theirs** and assigns,

the following described real estate, situated in the County of **Shelby**, State of Alabama, to-wit:

See "Exhibit A" attached hereto and made a part thereof.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 128 South Ledge,
Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE, **theirs** and assigns, forever. **as joint**
tenants with right of survivorship.

All of the consideration recited above was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

AND GRANTOR does covenant with the said GRANTEE, _____ heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, _____ heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, _____ heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 11th day of October, 2006.

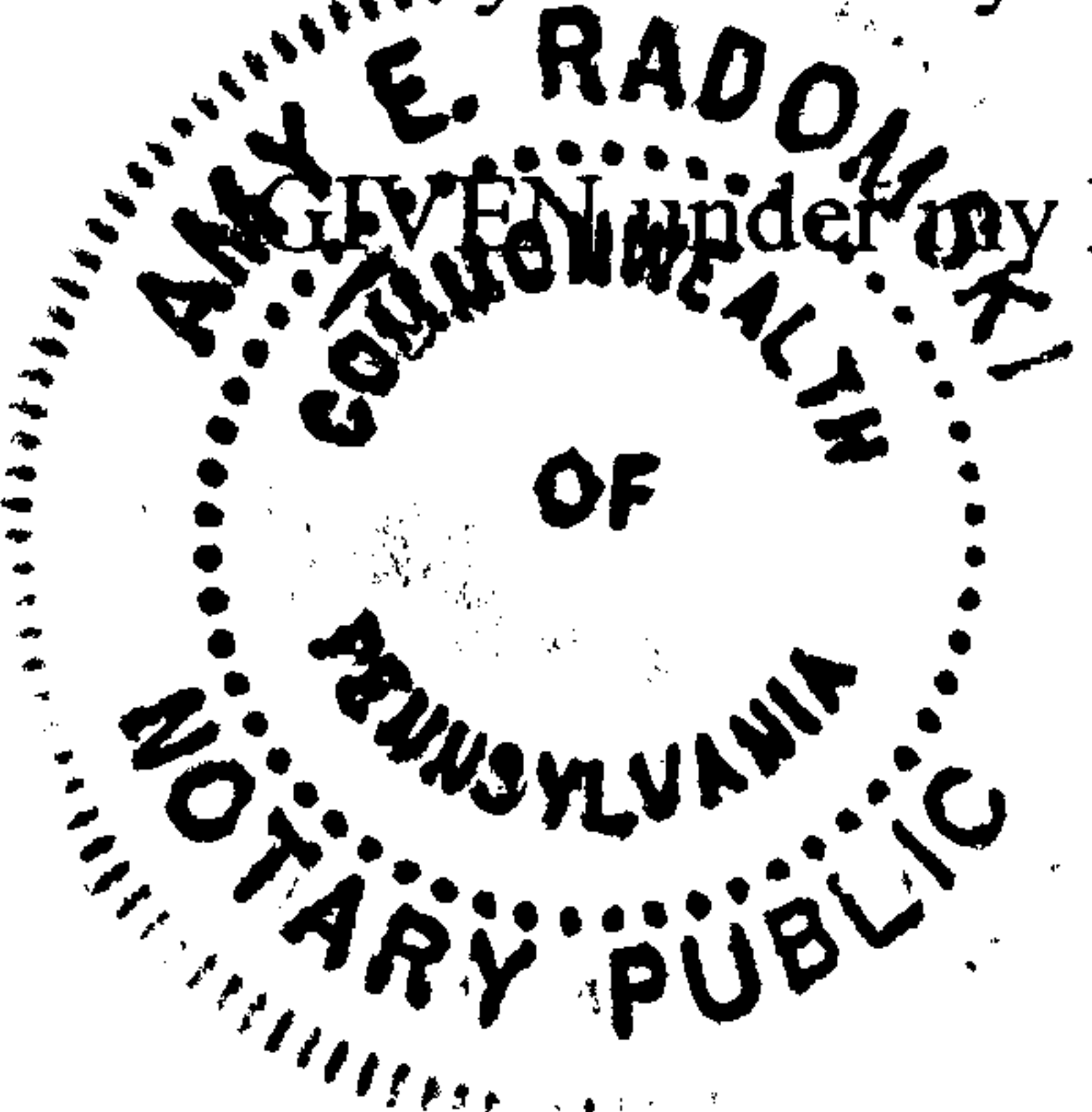
Michael P. Leahy (Seal)
Michael P. Leahy

Nancy L. Leahy (Seal)
Nancy L. Leahy

THE STATE OF Pennsylvania
COUNTY OF Berks }

Notarial Seal
Amy E. Radomski, Notary Public
Wyomissing Boro, Berks County
My Commission Expires Jan. 28, 2009
Member, Pennsylvania Association of Notaries

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael P. Leahy, a married man (fill in marital status) 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 seal this the 11th day of October, 2006.

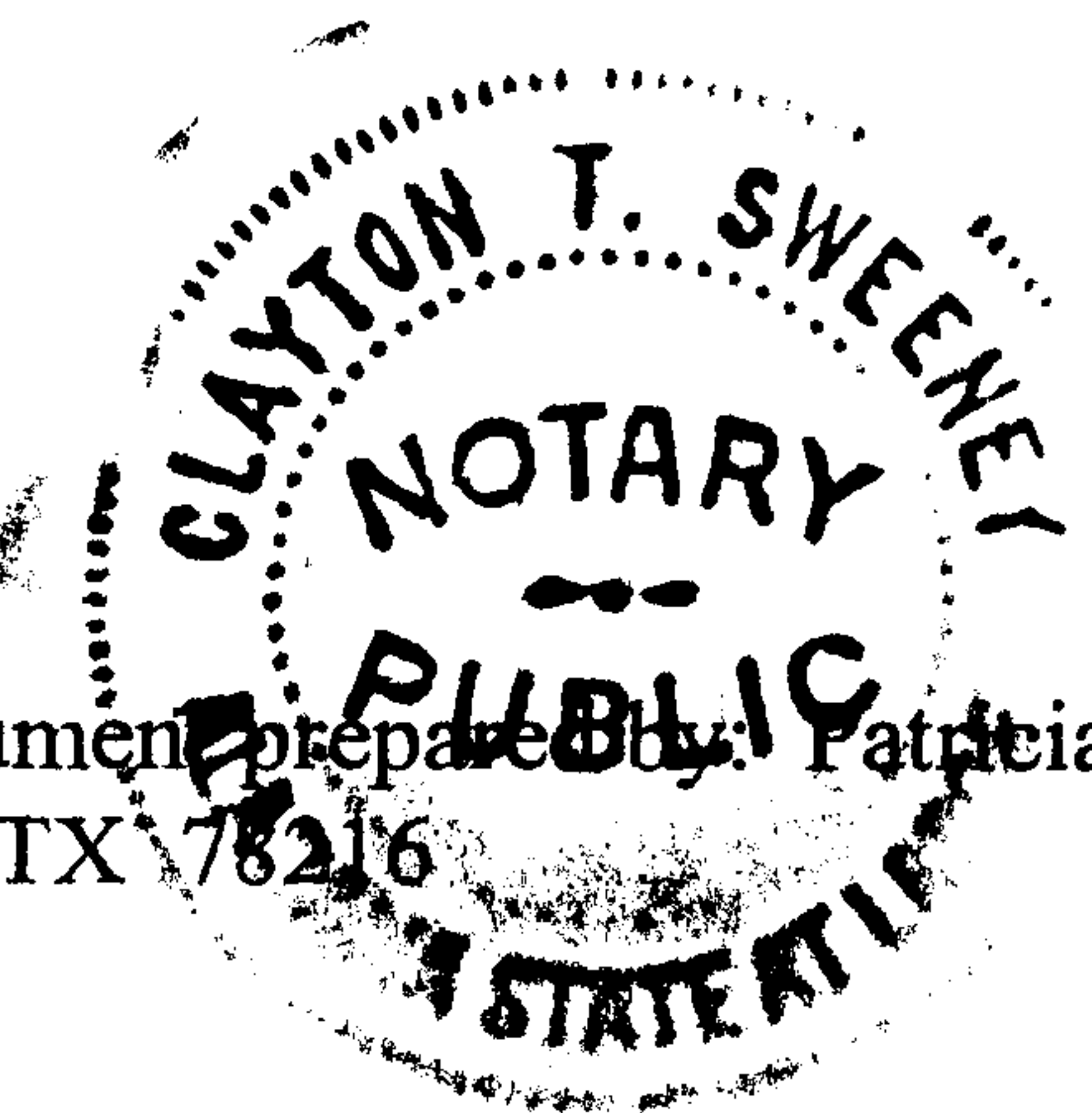
Amy E. Radomski (Seal)
Notary Public

January 28, 2009
My Commission Expires

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nancy L. Leahy a married woman (fill in marital status) 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 13th day of October, 2006.




[Signature] (Seal)
Notary Public

6-5-2007
My Commission Expires

This document prepared by: Patricia Villarreal, Account Specialist, 10010 San Pedro, Suite 800, San Antonio, TX 78216

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EXHIBIT A
LEGAL DESCRIPTION


20070119000030630 3/3 \$18.00
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Lot 1839, according to the Survey of Highland Lakes, 18th Sector, an Eddleman Community, as recorded in Map Book 26, Page 130, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, Phase II, recorded as Instrument No. 20021125000589270 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and Mining rights excepted.