20080529000218260 1/1 $14.00
Shelby Cnty Judge of Probate,AL
05/29/2008 03:00:46PM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Shannon Brown
4921 Indian Valley Road
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Seventy-Six Thousand and 00/100 Dollars ($176,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Alan Dean Leonard and his wife **Jacqueline M. Leonard**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Shannon Brown

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 5, Block 2, according to the Survey of Indian Valley, 6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

$173,280.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:
(1) 2008 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 21st day of May, 2008.

(Seal) Alan Dean Leonard

(Seal) Jacqueline M. Leonard

STATE OF ~~ALABAMA~~ TEXAS)
:
~~JEFFERSON~~ COUNTY) ARKANSAS

Shelby County, AL 05/29/2008
State of Alabama

Deed Tax:$3.00

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Alan Dean Leonard and Jacqueline M. Leonard 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 21st day of May, 2008.

DIANA R. LEONARD
MY COMMISSION EXPIRES
March 14, 2009

Notary Public: ~~David P. Condon~~
My Commission Expires: ~~2-12-10~~

08-2415