

This instrument was prepared by:  
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105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:  
209 Nottingham Drive  
Calera, AL 35040

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY SEVEN THOUSAND AND NO/100 DOLLARS (\$157,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **TARRAH L. MAYNARD AND SCOTT AIKENHEAD, WIFE AND HUSBAND, BY IAN HEBERT, THEIR AGENT AND ATTORNEY IN FACT** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **APRIL LYNN LEON AND JOHN PHILLIP LEON** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 31, according to the Survey of Hunter's Glen, First Addition as recorded in Map Book 6, Page 56 in the Probate Office of Shelby County, Alabama.**

Subject to:

(1) Taxes or assessments for the year 2008 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Building setback line of 35 feet reserved from Hunter's Trace and Fox Hound Trail as shown by recorded plat. (b) Declaration of Protective Covenants of said subdivision as set out in Misc. Book 11, Page 433 in said Probate Office. (c) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 127, Page 394 and Deed Book 131, Page 322 in Probate Office. (d) Permit to South Central Bell Telephone Company recorded in Deed Book 292, Page 621 in Probate Office. (e) Restrictions, limitations and conditions as set out in Map Book 6, Page 56 in said Probate Office.

\$137,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and

administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 29<sup>th</sup> day of May, 2008.

*Tarrab L. Maynard by Ian Hebert*  
**TARRAH L. MAYNARD BY IAN**  
**HEBERT, HER AGENT AND**  
**ATTORNEY IN FACT**

*Scott Aikenhead by Ian Hebert*  
**SCOTT AIKENHEAD BY IAN**  
**HEBERT, HIS AGENT AND**  
**ATTORNEY IN FACT**

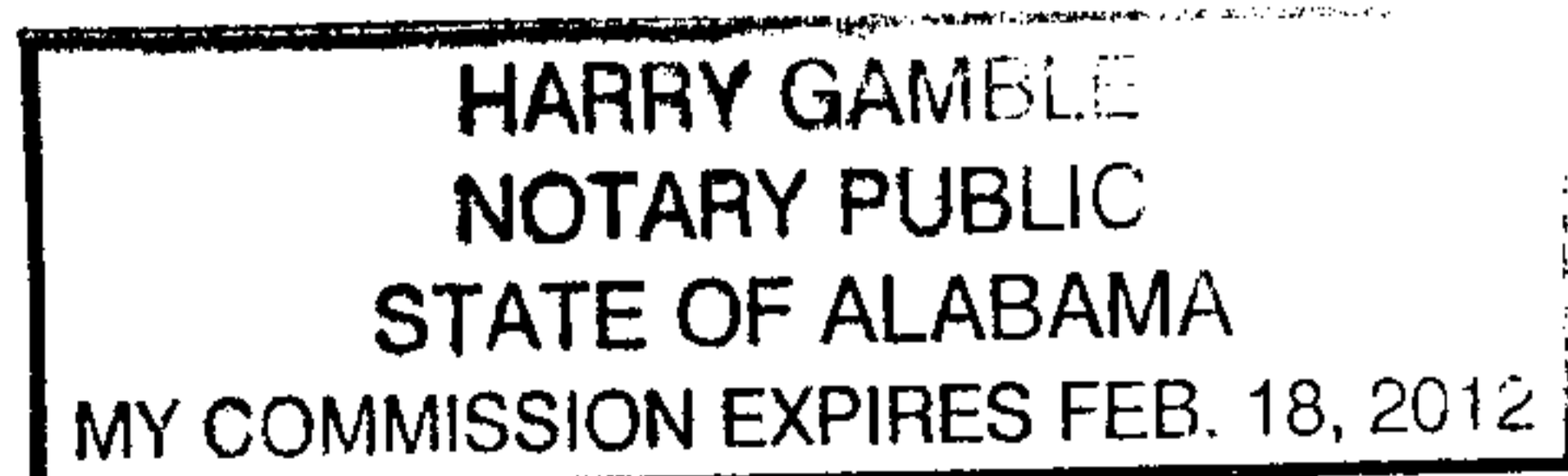
Shelby County, AL 06/04/2008  
State of Alabama

Deed Tax: \$20.00

STATE OF ALABAMA  
COUNTY OF JEFFERSON

The undersigned, a Notary Public in said and for said County, in said State, hereby certify that TARRAH L. MAYNARD AND SCOTT AIKENHEAD, WIFE AND HUSBAND, BY IAN HEBERT, THEIR AGENT AND ATTORNEY IN FACT 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 29<sup>TH</sup> day of May, 2008.



*[Signature]*  
\_\_\_\_\_  
Notary Public