

Shelby County, AL 02/27/2009
State of Alabama

Deed Tax: \$40.00

Send Tax Notice to: **Billy F. Knowles, Jr.**
742 4th Street SW
Alabaster, AL 35007

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051



20090227000070100 1/2 \$54.00
Shelby Cnty Judge of Probate, AL
02/27/2009 11:02:00AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Forty Thousand and no/100 Dollars (\$40,000.00)**, to the undersigned grantors, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the undersigned, **LEONARD PAUL LESUEUR and wife, PEGGY LESUEUR**, (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto **BILLY F. KNOWLES, JR.** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 140 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the Northerly right of way line of 1st Court and the Westerly right of way line of 2nd Court, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said Westerly right of way line of 2nd Court for 74.76 feet; thence 90 deg. 00 min. right and run Southeasterly for 30.00 feet to a point on the Easterly right of way line of 2nd Court; thence 90 deg. 00 min. left and run Northeasterly along said Easterly right of way line of 2nd Court for 86.00 feet to the point of beginning; thence 90 deg. 00 min. right and run Southeasterly for 100.00 feet; thence 90 deg. 00 min. left and run Northeasterly for 90.00 feet; thence 90 deg. 00 min. left and run Northwesterly for 100.00 feet to a point on the Easterly right of way line of 2nd Court; thence 90 deg. 00 min. left and run Southwesterly along said Easterly right of way line of 2nd Court for 90.00 feet to the point of beginning.

Subject to taxes for 2009 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD unto the said GRANTEE, his or her heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his or her heirs and assigns, that I (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEE, his or her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 27th day of Feb 27, 2009.

Leonard Paul LeSueur

Peggy LeSueur

STATE OF ALABAMA
SHELBY COUNTY

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I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared **Leonard Paul LeSueur and wife, Peggy LeSueur**, 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 2TH day of February, 2009.

Judy R Davis (SEAL)
Notary Public
My Commission Expires: 10/10/2010