

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:

Janice M. Leonard

Henry A. Leonard

2000 Lake Heather Drive  
Birmingham AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of five hundred twenty thousand five hundred and 00/100 Dollars (\$520,500.00) to the undersigned, Suntrust Bank, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Janice M. Leonard, and Henry A. Leonard, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Lake Heather Estates, Givianpour Addition to Inverness, as recorded in Map Book 16, Page 121, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as set out in Deed Book 5, Page 355 and Deed Book 4, Page 442 and Deed Book 48, Page 427 in said Probate Office.
4. Covenants and provisions regarding Road Improvement as set out in the deed from Metropolitan Life Insurance Company to Lake Heather Development Co., Inc., recorded in Instrument No. 1992-18226, in the Probate Office of Shelby County, Alabama and Real 314, Page 561 & Real 328, Page 64 and Real 365, Page 876.
5. Declaration of Protective Covenants attached to and made a part of the deed from Metropolitan Life Insurance Company to Lake Heather Development Co., Inc., as recorded in Instrument No. #1992-18226, as amended in Instrument #1992-26078 in the Probate Office of Shelby County, Alabama and Map Book 16, Page 121.
6. Private Subdivision Agreement with the City of Hoover, recorded in Instrument #1992-26077 in the Office of the Judge of Probate of Shelby County, Alabama.
7. A non-exclusive easement to use the private roadways, access easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates recorded in Instrument #1992-18226, as amended by Instrument #1992-26078, in the Probate Office of Shelby County, Alabama(which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").
8. A non-exclusive easement for access to the property along those lands described as Tract II, in that certain deed from Metropolitan Life Insurance Company to Grantor recorded in Instrument #1992-18226 in the Office of the Judge of Probate of Shelby County, Alabama.
9. Release of damages in Inst. #1994-2996.
10. Easements, building lines and restrictions as depicted on Map 16, Page 121.
11. Amendment to restrictive covenants in Instrument #1999-1346.

Shelby County, AL 06/26/2009

State of Alabama

Deed Tax : \$15.50

12. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20080317000108810, in the Probate Office of Shelby County, Alabama.

\$ 505,250.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the \_\_\_\_\_ day of April, 2009.

Suntrust Bank

By: Annette Holman-Foreman

Its Annette Holman-Foreman  
V.P.

STATE OF VIRGINIA

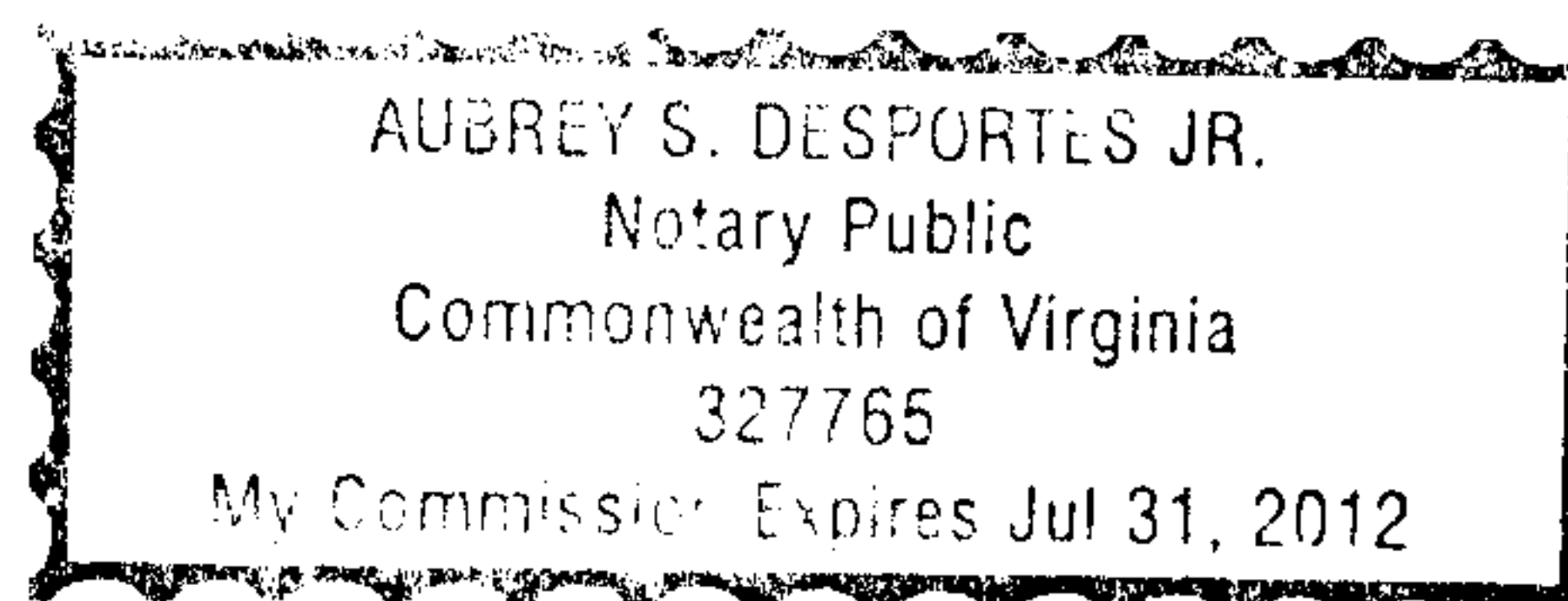
CITY  
COUNTY OF RICHMOND

I, the undersigned, a Notary Public in and for said CITY County, in said State, hereby certify that Annette Holman-Foreman, whose name as V.P. of Suntrust Bank, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22 day of April, 2009.

Aubrey S. Desportes Jr.  
NOTARY PUBLIC  
My Commission expires: July 31, 2012  
AFFIX SEAL

2008-000853



20090626000246850 2/2 \$29.50  
Shelby Cnty Judge of Probate, AL  
06/26/2009 09:14:38 AM FILED/CERT