

This instrument prepared by:
John H. Henson
4647-E Highway 280
Riverhills Shopping Center
Birmingham, AL 35242

SEND TAX NOTICE TO:
Alfred Tilden Leigh, Jr.
Sandra F. Leigh
5116 Jameswood Drive
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20090821000323720 1/1 \$116.00
Shelby Cnty Judge of Probate, AL
08/21/2009 04:03:12 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Two Hundred Fifty Five Thousand dollars and Zero cents (\$255,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **James Michael Gamel and Jeffrey Scott Gamel, as Co-Personal Representatives of the Estate of Wallace Wade Gamel**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Alfred Tilden Leigh, Jr. and Sandra F. Leigh as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 5, according to the Map of Jameswood, First Sector, as recorded in Map Book 10, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$151,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights 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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **28th day of July, 2009**.

James Michael Gamel by Jeffrey Scott Gamel

James Michael Gamel by Jeffrey Scott Gamel is
attorney-in-fact

Jeffrey Scott Gamel as Co. Personal Representative of the Estate of Wallace Wade Gamel

Jeffrey Scott Gamel, as Co-Personal
Representatives of the Estate of Wallace Wade
Gamel,

Shelby County, AL 08/21/2009

State of Alabama
Deed Tax : \$104.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey Scott Gamel, individually and as attorney-in-fact for James Michael Gamel as Co-Personal Representatives of the Estate of Wallace Wade Gamel**, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **28th day of July, 2009**.

Notary Public

FILE NO: 283249

Commission Expires:

