

THIS INSTRUMENT WAS PREPARED BY:
M. Wayne Wheeler, P.C.
2230 Third Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Stephen Leonard
148 Weeping Circle
Wilsonville, AL 35186

WARRANTY DEED

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

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, Holland Building Company, LLC, fka Dutch Construction, LLC, an Alabama Limited Liability Company, (Grantor(s), (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Stephen Leonard, a married man, (Grantee(s) herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,

to-wit: *Value of property - \$ 155,000.00*

Legal description

Lot 15, according to the Survey of Willow Oaks, as recorded in Map Book 38, page 137A, B, & C, in the Probate Office of Shelby County, Alabama.

- 1. Said property is not the homestead of the grantor.
- 2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments.
- 3. Said conveyance shall include the transfer and release of all rights of redemption.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators,
covenant with said Grantee, Stephen Leonard, his heirs and assigns, that we are
lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise stated 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 the said Grantee, Stephen Leonard, his heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this the
17 day of Sept, 2009.

Holland Building Co. LLC, fka
Dutch Construction, LLC, an Alabama
Limited Liability Company

Deed Tax : \$155.00

BY: Timothy Holland, member
TIMOTHY HOLLAND, AKA TIM HOLLAND
ITS: member

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Holland Building Co., LLC, fka Dutch Construction, LLC, by Timothy Holland
aka Tim Holland as legal representative, whose name is signed to the foregoing
conveyance, and who is known to me, acknowledged before me this day, that, being
informed of the contents of the conveyance, he executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 17 day of Sept, 2009.

Kelli Foster
Notary Public
KELLI FOSTER

Notary Public - Alabama State at Large
My Commission Expires 1/15/2013
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