

Send tax notice to:

ASHLEY C. LEATH  
517 TREYMOOR LAKE CIRCLE  
ALABASTER, AL, 35007

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2011110

Shelby County, AL 05/04/2011  
State of Alabama  
Deed Tax:\$4.50

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) in hand paid to the undersigned, JESSICA F. BARNETT (AKA JESSICA FALLON BARNETT) and CHRISTOPHER M. BARNETT, Wife and Husband (hereinafter referred to as "Grantors") by ASHLEY C. LEATH AND BRYAN LEATH (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 590, ACCORDING TO THE SURVEY OF WEATHERLY ABERDEEN,  
SECTOR 18, AS RECORDED IN MAP BOOK 21, PAGE 148, IN THE OFFICE OF  
THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENXCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
5. SUCH STATE OF FACTS AS RECORDED ON PLAT OF WEATHERLY ABERDEEN, SECTOR 18, AS RECORDED IN MAP BOOK 21, PAGE 148, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1996-38572 AND AMENDED IN INSTRUMENT NO. 1996-39753, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AN MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO OPERSONS OR OPROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED.
8. LAKE COVENANTS AS RECORDED IN INSTRUMEN TNO, 1996-38574.
9. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACT CONDITIONS.
10. EASEMENT TO BELL SOUTH TELECOMMUNICATIONS AS RECORDED IN INSTRUMENT NO. 9407/0356 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.




11. NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED IN INSTRUMENT NO. 1995-6002.
12. COVENANTS AND AGREEMENT FOR WATER SERVICES AND TAP FEES AS RECORDED IN INSTRUMENT NO. 1995-6003.
13. NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS SET OUT IN INSTRUMENT NO. 1993-37547 AS ASSIGNED IN INSTRUMENT NO. 1993-40410.
14. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 21, PAGE 148.
15. LESS AND EXCEPT ANY PORTION LYING WITHIN THE LAKE.
16. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LIES ADJACENT TO A LAKE.
17. RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 1997-3072.

\$120,625.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 14th day of April, 2011.

  
JESSICA F. BARNETT  
(AKA JESSICA FALLON BARNETT)

  
CHRISTOPHER M. BARNETT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JESSICA F. BARNETT (AKA JESSICA FALLON BARNETT) and CHRISTOPHER M. BARNETT, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of April, 2011.

