

Send tax notice to:

Jonathan M. Davis

Kimberly M. Davis

3716 Kinross Drive

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Eight Thousand and 00/100 Dollars (\$338,000.00) in hand paid to the undersigned **Janice T. Leonard, an unmarried woman**, (hereinafter referred to as "Grantors"), by **Jonathan M. Davis and Kimberly M. Davis** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 292, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


\$270,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Janice T. Leonard is the surviving grantee of that certain Deed recorded in Real Book 306, Page 845, in the Probate Office of Shelby County, Alabama; the other grantee Stephen P. Leonard, having died on or about the 25th day of March, 2010.

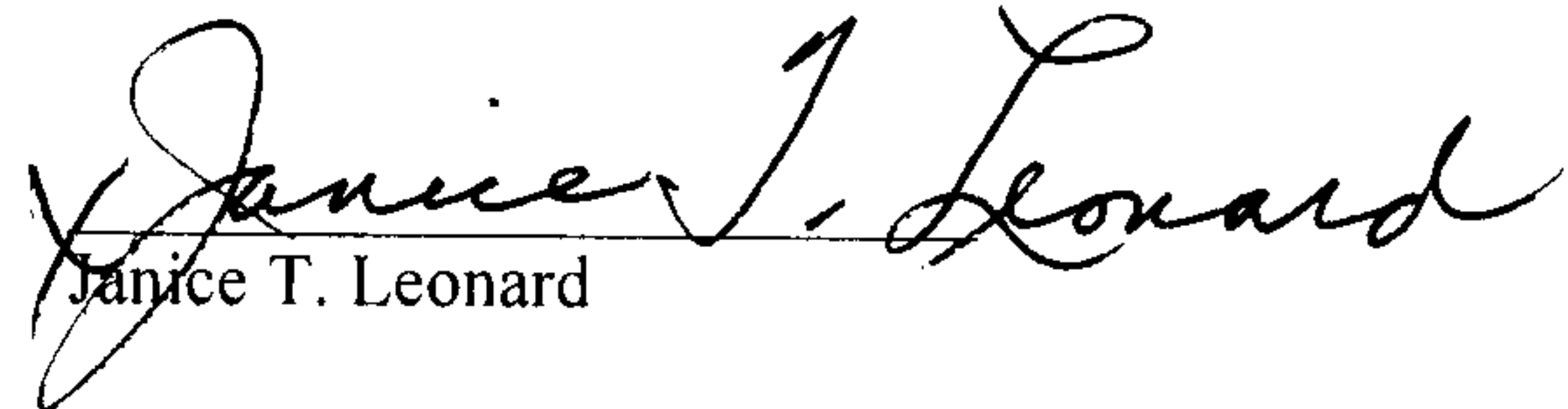
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/06/2011
State of Alabama
Deed Tax: \$68.00


20110506000137010 1/2 \$83.00
Shelby Cnty Judge of Probate, AL
05/06/2011 10:29:42 AM FILED/CERT

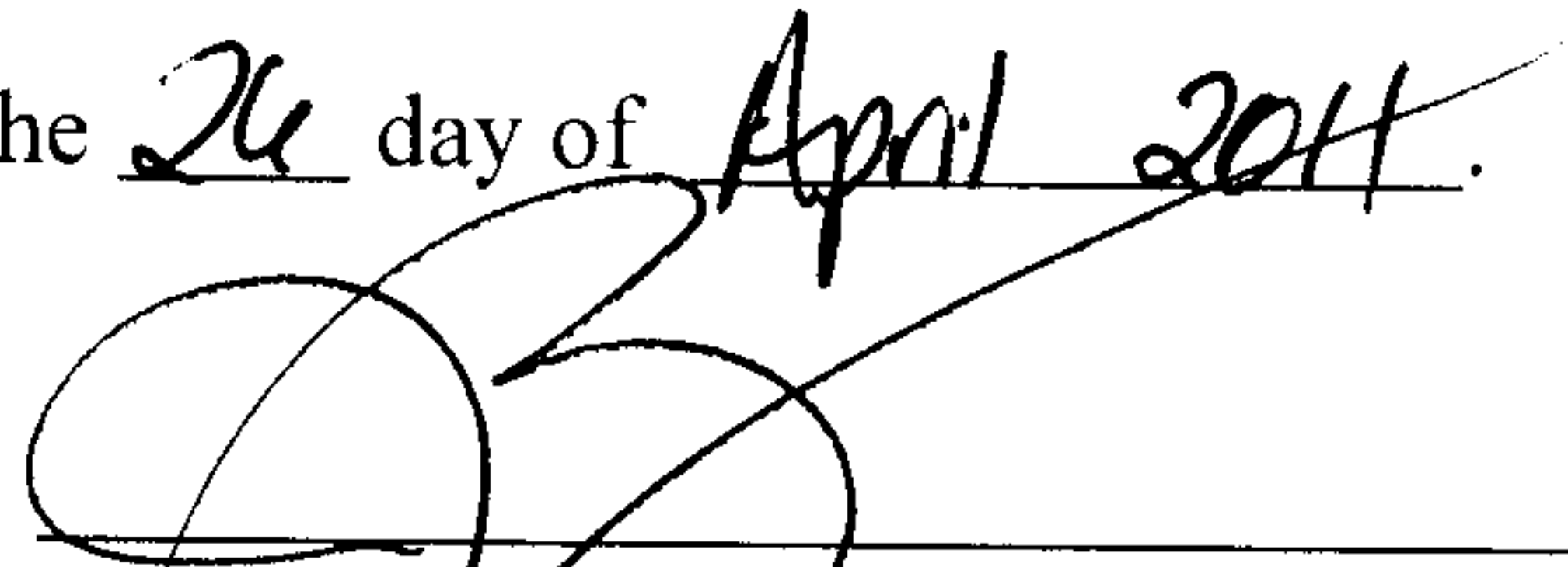
IN WITNESS WHEREOF, Grantor, Janice T. Leonard have hereunto set their signatures and seals on April 26, 2011.


Janice T. Leonard

STATE OF ALABAMA
COUNTY OF JEFFERSON

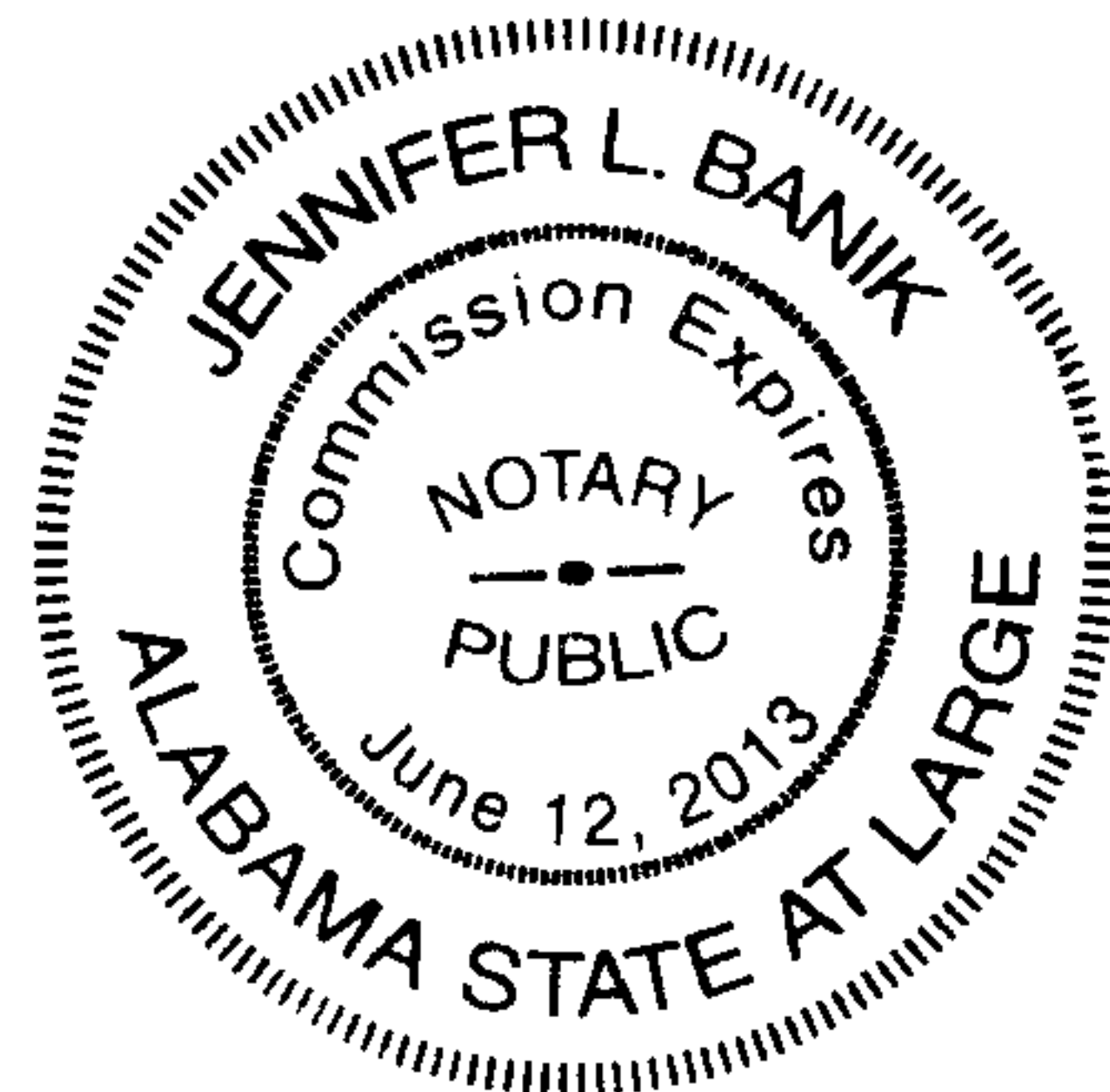
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice T. Leonard, an unmarried woman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 26 day of April 2011.



Notary Public
Print Name:
Commission Expires:

(NOTARIAL SEAL)




20110506000137010 2/2 \$83.00
Shelby Cnty Judge of Probate, AL
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