

Prepared By:
Bailey & Holliman
2491 Pelham Pkwy
Pelham, Al 35124

Send Tax Notice to:
Robert F. Leonard, Jr.
14000 Mansfield Club Drive
Fredericksburg, VA 22408

STATE OF ALABAMA

STATUTORY WARRANTY DEED

\$10,000.00

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten Thousand And 00/100 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged Robert C. Leonard, Jr. and Cathy F. Leonard, husband and wife, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Robert C. Leonard, Jr. and Cathy F. Leonard, as Trustees of the Cathy F. Leonard Revocable Trust Agreement, dated July 8, 2011, and any amendments thereto (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 35, according to the Survey of Old Cahaba II-B, as recorded in Map Book 30, Page 28, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

GRANTOR MAKES NO WARRANTY OR COVENANT RESPECTING THE NATURE OF THE QUALITY OF THE TITLE TO THE PROPERTY HEREBY CONVEYED OTHER THAN THE GRANTOR HAS NEITHER PERMITTED NOR SUFFERED ANY LIEN, ENCUMBRANCE OR ADVERSE CLAIM TO THE PROPERTY DESCRIBED HEREIN SINCE THE DATE OF ACQUISITION BY THE GRANTOR.

Subject to: (1) Taxes for the year 2011 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any. The parties acknowledge that no title search was performed nor any legal advice given. This deed was prepared with information furnished by the grantor/grantee herein and relied upon by the

drafter.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of only those persons claiming by, through, or under the grantor or grantor's title.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature on this the 19 day of December 2011.

Robert C. Leonard, Jr.
Robert C. Leonard, Jr.

Cathy F. Leonard
Cathy F. Leonard

STATE OF Virginia
COUNTY OF Spotsylvania

I, the undersigned, a notary public in and for said county in said state, hereby certify that Robert C. Leonard, Jr. and Cathy F. Leonard, Husband and Wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily.

Given under my hand and official seal this the 19th day of December, 2011.

Sam J. Pierce
Notary Public

My Commission Expires:
July 31, 2015

