

Send tax notice to:

JEREMY S. SNYDER
172 COVE LANE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

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

2012204

WARRANTY DEED


20120504000157510 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/04/2012 03:07:08 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) in hand paid to the undersigned, ROBERT C. LEONARD and VALERIE R. LEONARD, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by JEREMY S. SNYDER and HALEY SNYDER (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 2821, ACCORDING TO A CORRECTIVE MAP OF WEATHERLY HIGHLANDS THE COVE - SECTOR 28, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 92 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

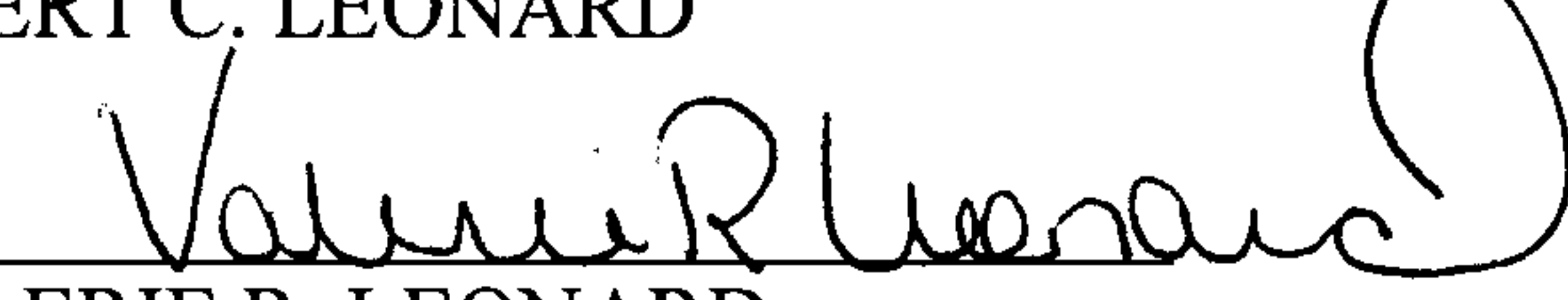
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. SUCH STATE OF FACTS AS SHOWN ON THE CORRECTIVE MAP OF WEATHERLY HIGHLANDS, THE COVE, SECTOR 28, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. DECLARATION OF PROTECTIVE COVENANTS FOR WEATHERLY HIGHLANDS, THE COVE-SECTOR 28-PHASE TWO, AS RECORDED IN INSTRUMENT NO. 20012025000527130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY, RECORDED IN INSTRUEMNT NO. 20040910000504280, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. ARTICLES OF INCORPORATION OF WEATHERLY HIGHLANDS RESIDENTIAL ASSOCIATION, INC.

\$204,300.00 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 27th day of April, 2012.

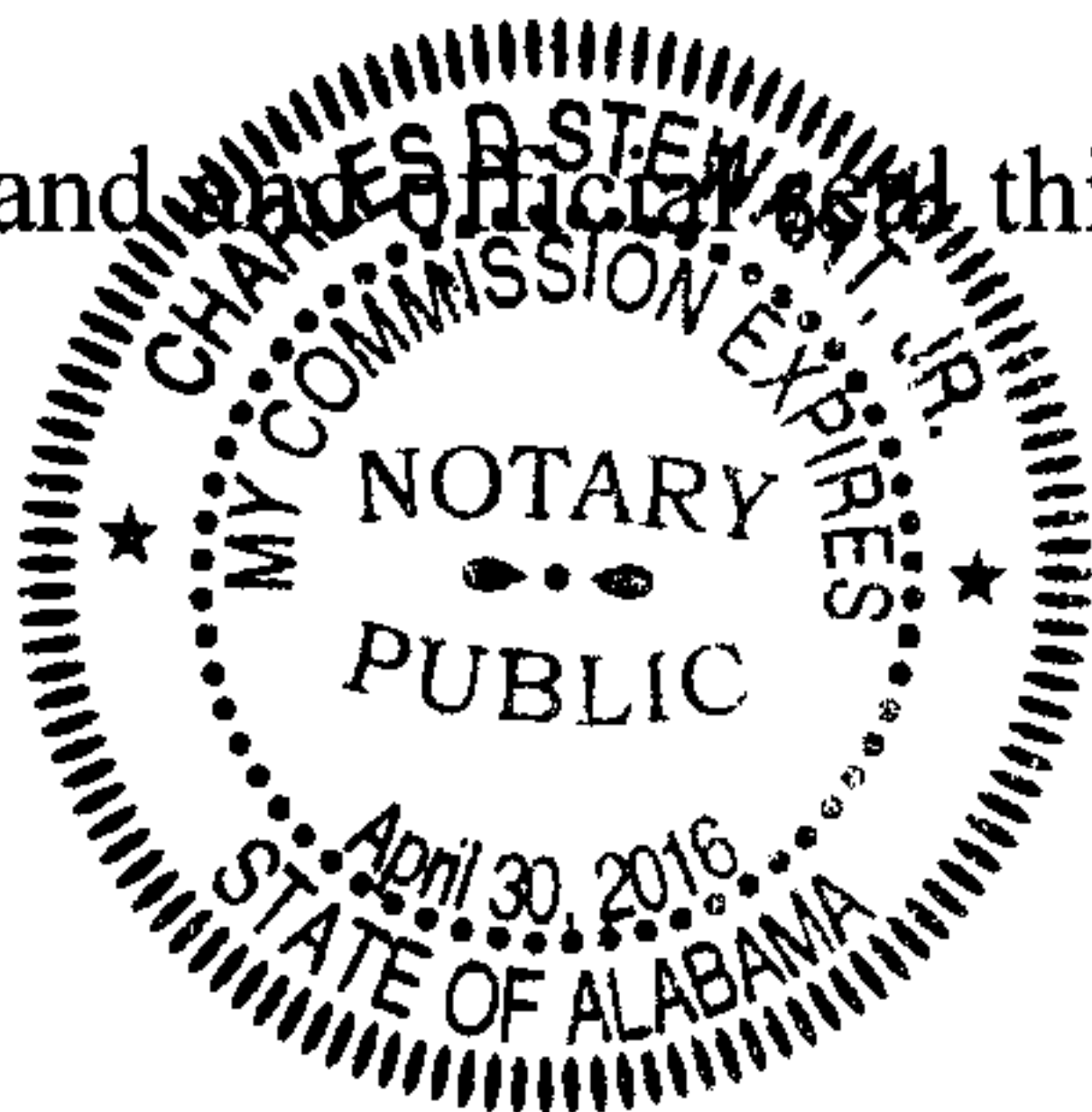

ROBERT C. LEONARD


VALERIE R. LEONARD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that ROBERT C. LEONARD and VALERIE R. LEONARD, 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.

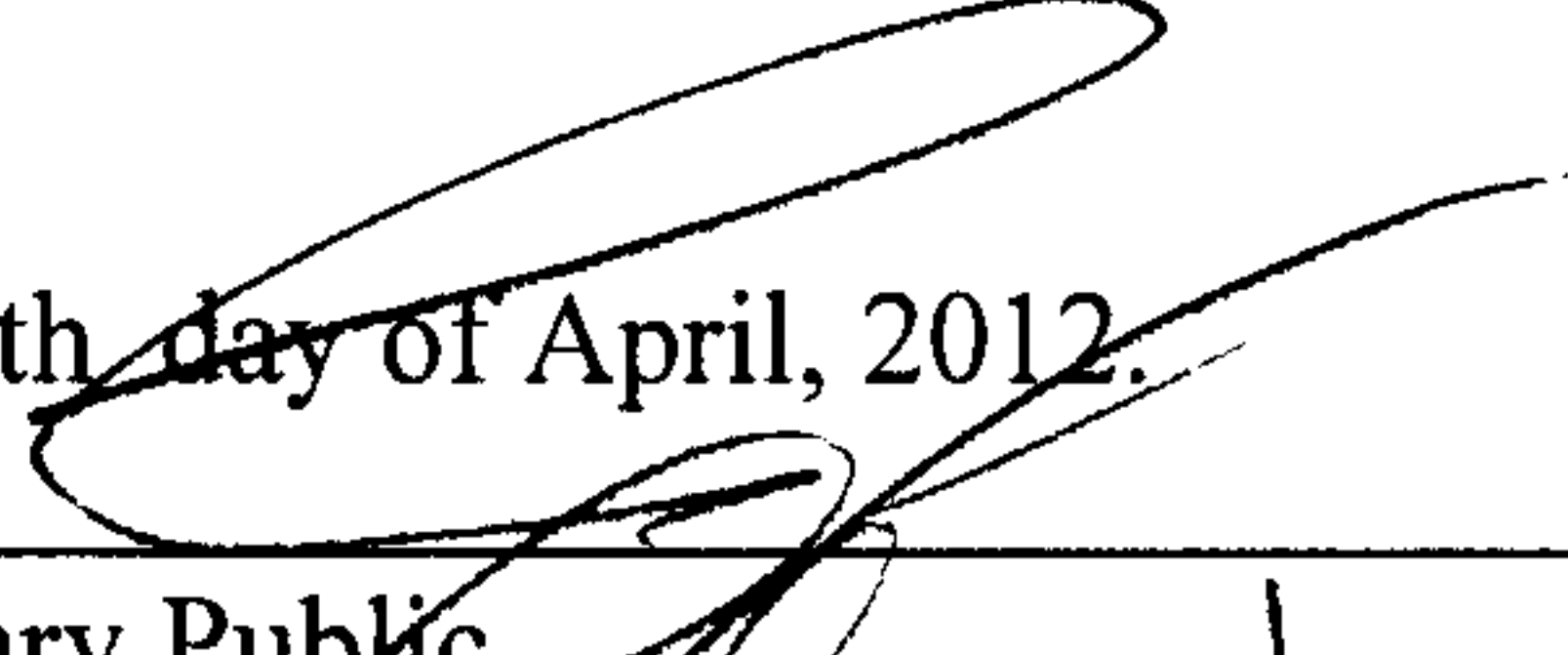
Given under my hand and official seal this the 27th day of April, 2012.



Notary Public

Print Name:

Commission Expires:


Charles D. Stewart

4-30-16


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Shelby Cnty Judge of Probate, AL
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