


Send tax notice to:

SANDRA J. LEONHARD
1225 BENNETT DRIVE
ALABASTER, AL, 35007

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

2012332


20120724000266420 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
07/24/2012 02:36:24 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Thousand Seven Hundred Seventy-Nine and 00/100 Dollars (\$80,779.00) in hand paid to the undersigned, BRETT M. NEWMAN and LISA ANNETTE NEWMAN (FKA LISA ANNETTE MCGINNIS), HUSBAND AND WIFE (hereinafter referred to as "Grantors") by SANDRA J. LEONHARD (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, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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. TITLE TO ALL OIL, GAS AND MINERAL WITHIN AND UNDERLYNG THE PROPERTY, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 48, PAGE 461 AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
3. RIGHT OF WAY FOR PUBLIC ROAD AS RECORDED IN DEED BOOK 186, PAGE 531.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 129, PAGE 37; DEED BOOK 178, PAGE 280 AND DEED BOOK 188, PAGE 544.
5. COVENANTS, CONDITIONS AND RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 262, PAGE 460.

\$79,315.00 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 Grantee, 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 19th day of July, 2012.

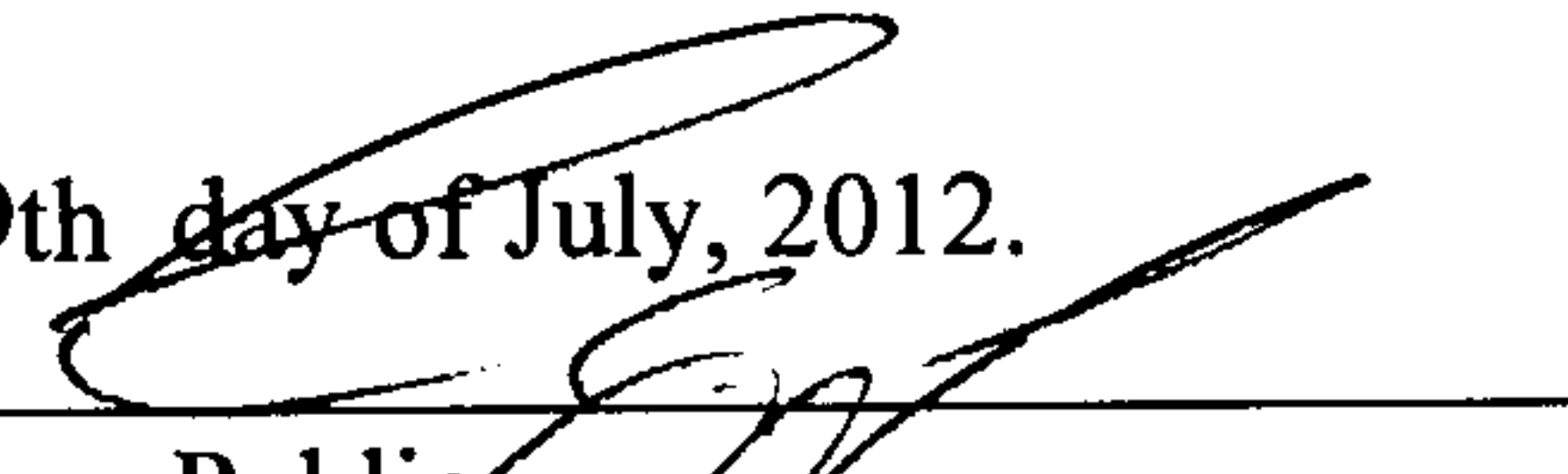

BRET M. NEWMAN


LISA ANNETTE NEWMAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRET M. NEWMAN and LISA ANNETTE NEWMAN, 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 19th day of July, 2012.


Notary Public
Print Name Charles D. Stewart
Commission Expires: 8-30-16

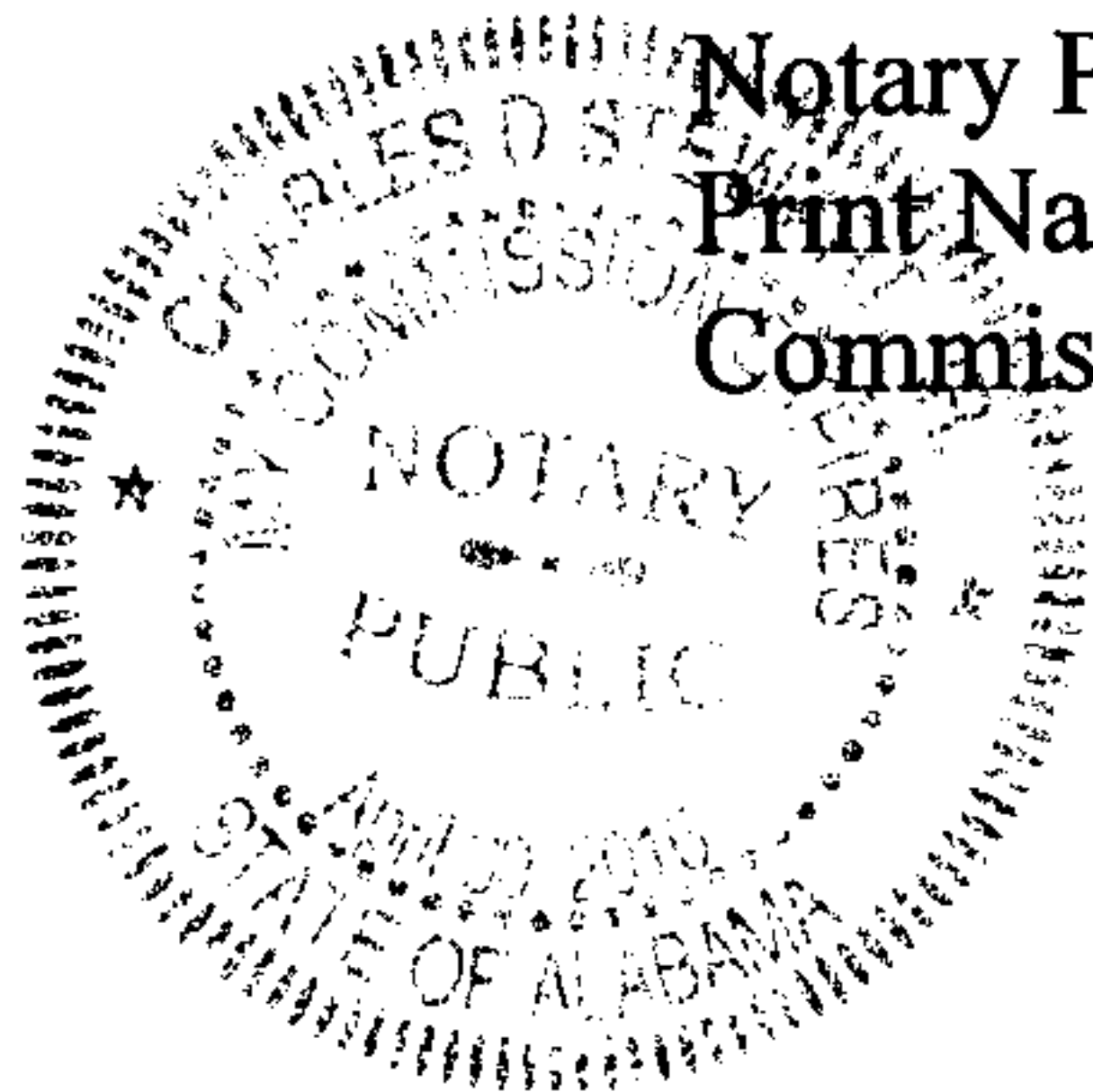


EXHIBIT "A"

Part of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, run Southerly along the East boundary line of said 1/4 - 1/4 section for 250.00 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the right and run Westerly for 225.00 feet to the Point of Beginning of the land herein described; thence continue Westerly along the last said course for 100.00 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Southerly for 200.00 feet; thence turn an angle of 88 degrees 46 minutes 21 seconds to the left and run Easterly for 100.00 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Northerly for 200.00 feet to the Point of Beginning.


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Shelby County, AL 07/24/2012
State of Alabama
Deed Tax: \$1.50