

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Scott Alan Leigh, Jr.
2448 Forest Lakes Lane
Sterrett, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Dianna M. Broadhead**, a married woman, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Scott Alan Leigh, Jr.** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 548, according to the Survey of Forest Lakes 10th Sector, as recorded in Map Book 31, page 25, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the Grantor nor the homestead of the Grantor's spouse.

Dianna M. Broadhead is one and the same person as Dianna Morgan, grantee of that certain deed recorded in 20031218000813710, in the Office of Probate of Shelby County, Alabama.


All of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this June 20, 2014.


Dianna M. Broadhead

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Dianna M. Broadhead, a married 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 this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this June 20, 2014.


Notary Public

My Commission Expires: 7/26/16
Grantor's Address:
323 Autumn Brook Terrace
Hueytown, AL 35023
Property Address:
2448 Forest Lakes Lane
Sterrett, AL 35147