

Send tax notice to:

MICHAEL A. LEYDIG  
2783 BERKLEY DRIVE  
BIRMINGHAM, AL, 35242

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

2014451

  
20140925000301480 1/2 \$109.00  
Shelby Cnty Judge of Probate, AL  
09/25/2014 12:25:33 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Nine Thousand and 00/100 Dollars (\$459,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WILLIAM M. OWEN and DONNA W. OWEN, HUSBAND AND WIFE **whose mailing address is:**  
3105 Crossings Drive, Hoover AL 35242 (hereinafter referred to as "Grantors") by MICHAEL A. LEYDIG and SANDRA L. LEYDIG **whose mailing address is:** 2783 BERKLEY DRIVE, BIRMINGHAM, AL, 35242 (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 17, BLOCK 9, ACCORDING TO THE AMENDED MAP OF THE FIRST ADDITION TO WOODFORD, AS RECORDED IN MAP BOOK 10, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENT(S), BUILDING LINE(s) AND RESTRICTION(s) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN SHELBY REAL 92, PAGE 175 AND SHELBY REAL 92, PAGE 190.
5. AGREEMENT TO ALABAMA POWER COMPANY AS RECORDED IN SHELBY REAL 106, PAGE 522.
6. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN SHELBY REAL 365, PAGE 819.

\$367,200.00 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 18th day of September, 2014.



WILLIAM M. OWEN

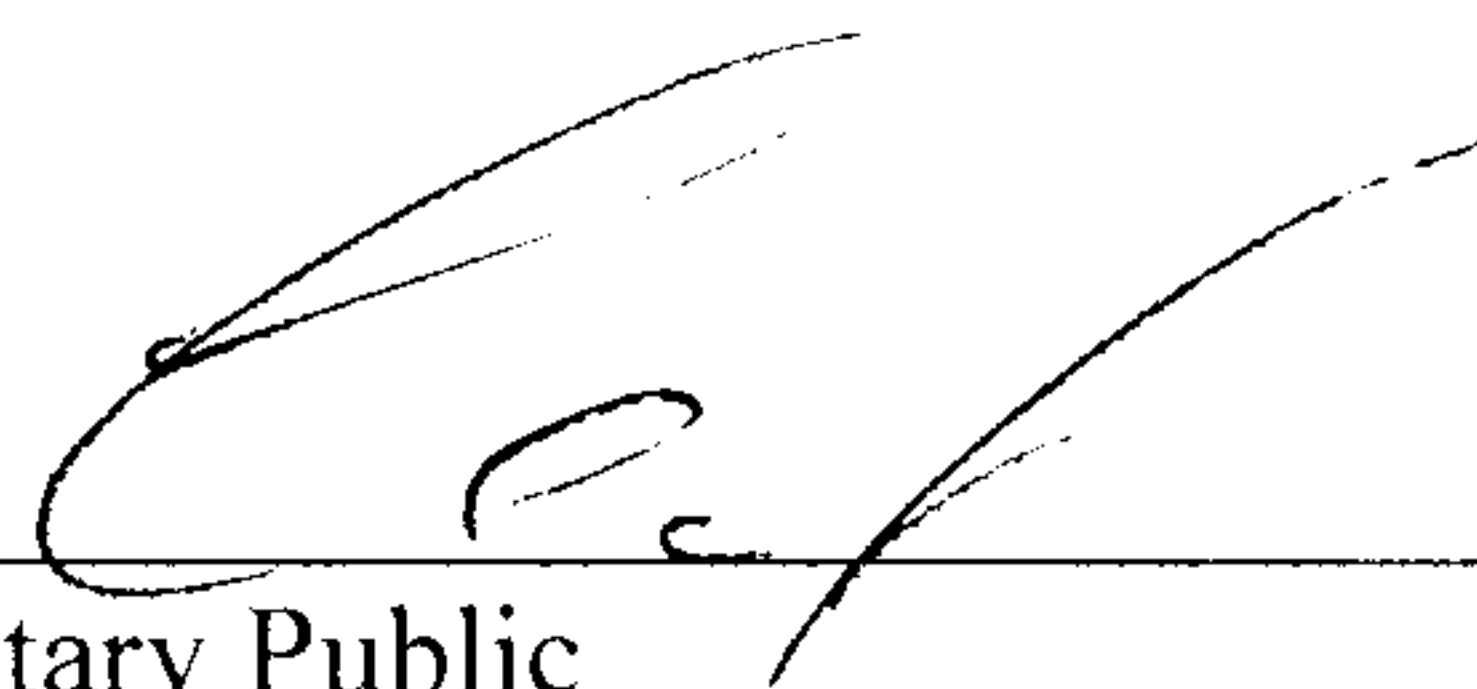


DONNA W. OWEN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that WILLIAM M. OWEN and DONNA W. OWEN, whose names are signed to  
the foregoing instrument, and who are known to me, acknowledged before me on this  
day, that, being informed of the contents of the said instrument, they executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of September, 2014.

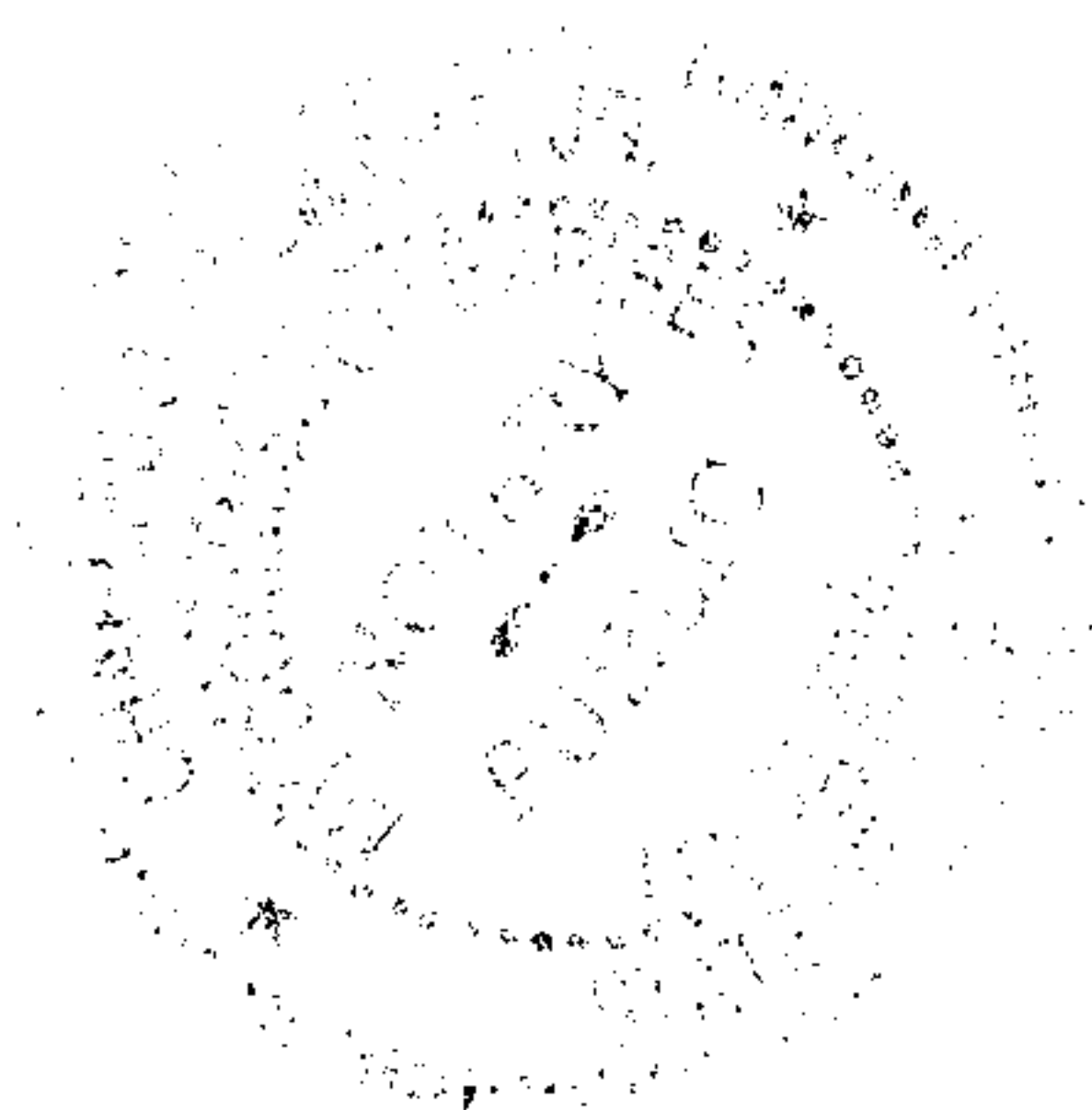


Notary Public

Print Name:

Commission Expires:

✓ 10-16



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