

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND  
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA        )  
  )  
COUNTY OF SHELBY        )

Send Tax Notice to:  
Hugh I. Leader  
2668 Altadena Ridge Circle  
Vestavia, Alabama 35243

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**SCOTT W. LEADER**, an unmarried man,  
whose mailing address is **9522 Brook Forest Circle, Helena, Alabama 35080**

(herein referred to as "**Grantor**"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

**HUGH I. LEADER**,  
whose mailing address is **2668 Altadena Ridge Circle, Vestavia, Alabama 35243**

(herein referred to "**Grantee**"), the following described real property situated in Shelby County, Alabama (the "**Property**"; the Property having a **property address of 9522 Brook Forest Circle, Helena, Alabama 35080**, and an **Assessor's Market Value of \$126,200.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner, the Property being identified as Parcel No. 13-5-21-4-001-001.008), to-wit:

**Lot 7-A, according to the Survey of Brook Forest Addition to Wyndham, Phase Two, as recorded in Map Book 30, Page 85, in the Probate Office of Shelby County, Alabama.**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

**This conveyance is made subject to the following:**

1. Taxes for the current and subsequent years which are not yet due and payable.

2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals and mineral rights, royalties and leases are conveyed as a part of the Property to the extent, if any, owned by Grantor); all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** to the said Grantee, and to the Grantee's heirs and assigns, in fee simple forever.

**NOTE:** This Deed is being executed on behalf of the Grantor, Scott W. Leader, by and through his duly authorized Attorneys and Agents (herein referred to each singularly as "Attorney-in-Fact" and jointly and collectively as "Attorneys-in-Fact"), Jerome S. Leader and Shirley L. Leader, as appointed under that certain General Durable Power of Attorney executed by Scott W. Leader dated January 6, 2021.

**- Remainder of Page Intentionally Left Blank -  
Signature Page of Grantor Follows -**

IN WITNESS WHEREOF, the said Grantor, by and through his duly authorized Attorneys-in-Fact under General Durable Power of Attorney dated January 6, 2021, have hereunto set Grantor's hand and seal this 8th day of January, 2021.

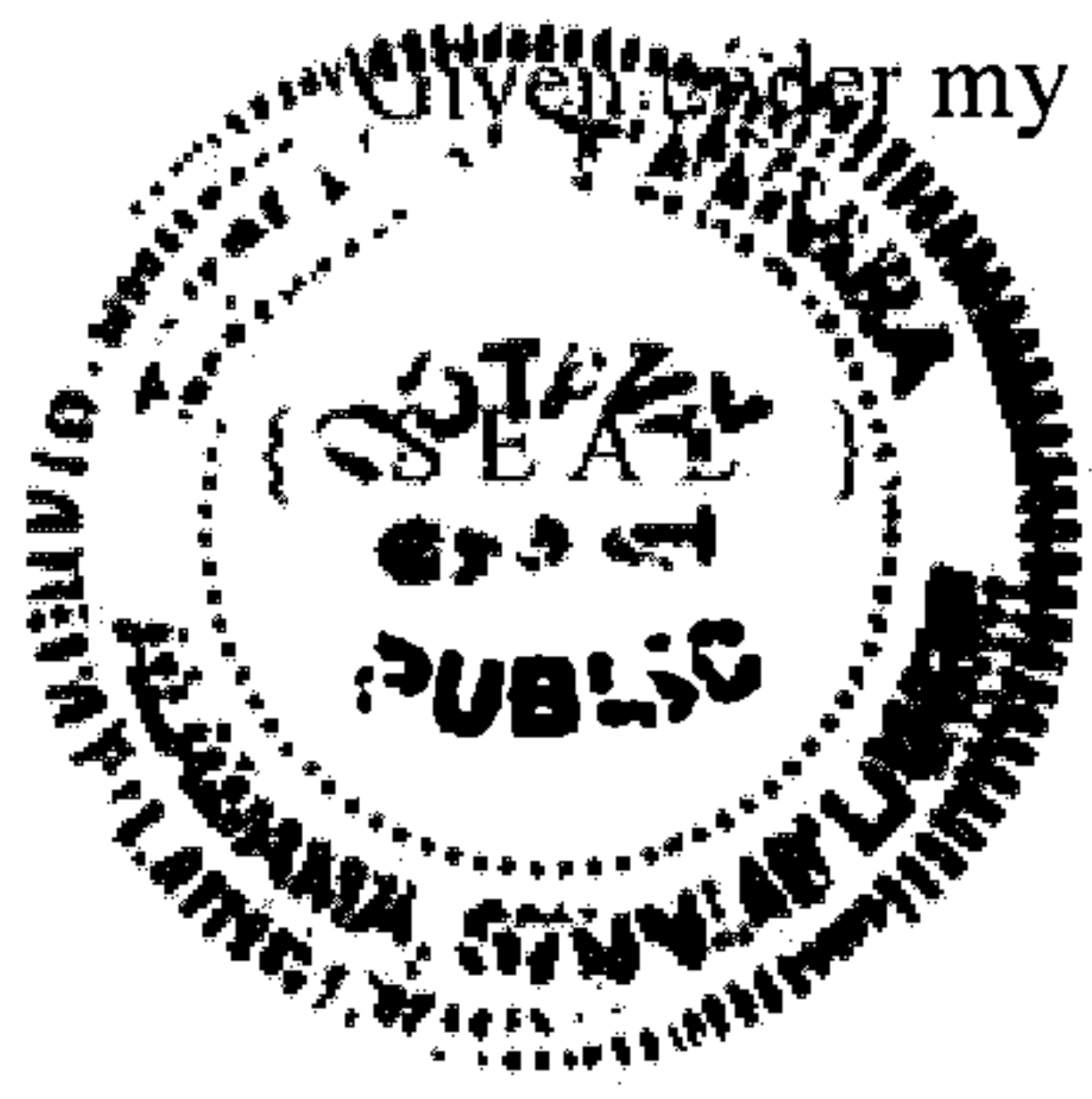
GRANTOR:

Scott W. Leader, by Jerome S. Leader, as his Attorney-in-Fact under General Durable Power of Attorney dated January 6, 2021

Scott W. Leader, by Shirley L. Leader, as his Attorney-in-Fact under General Durable Power of Attorney dated January 6, 2021

STATE OF ALABAMA )  
  :  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Jerome S. Leader and Shirley L. Leader, whose names as Attorneys-in-Fact for Scott W. Leader under General Durable Power of Attorney dated January 6, 2021, 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 said conveyance, they, in their capacities as such Attorneys-in-Fact, and with full authority, executed the same voluntarily for and as the act of the said Scott W. Leader on the day the same bears date.



Given under my hand and official seal this 8th day of January, 2021.

Notary Public  
My Commission Expires: 11-04-2023

**MY COMMISSION EXPIRES 11/04/2023**

**This instrument prepared by:**  
Jack E. Held, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/25/2021 07:56:41 AM  
S154.50 CHERRY  
20210125000038050

*Allen S. Boyd*