



20070914000432420 1/2 \$124.00  
Shelby Cnty Judge of Probate, AL  
09/14/2007 01:36:12PM FILED/CERT

Send Tax Notice:  
Mary M. Herren  
4832 Caldwell Mill Road  
Birmingham, Alabama 35242

This instrument prepared by:  
Joseph C. Kreps  
Kreps Law Firm, LLC  
502 Montgomery Highway  
Suite 202  
Birmingham, AL 35216

File No.: 07-1812

STATE OF ALABAMA                    )  
  :  
COUNTY OF JEFFERSON            )  
**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Seventy Thousand and 00/100 (\$370,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **Mark G. Griffin, an unmarried man and Louise T. Griffin, an unmarried woman**, (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **Mary M. Herren**, (hereinafter referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**Lot 4-BB, Bentwood Estates, as recorded in Map Book 24, Page 13, (being a resurvey of Lot 4B Map Book 15, Page 34) and according to the Resurvey of Lot 4 of the Amended Map of Bentwood Estates as recorded in Map Book 7, Page 171, of the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat
4. Mineral and Mining rights not owned by the Grantor.
5. Matters which would be revealed by a survey of the property conveyed.

(\$260,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantee, and with his/her heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 15th day of August, 2007.

Mark G. Griffin  
Mark G. Griffin

\_\_\_\_\_

Louise T. Griffin  
Louise T. Griffin

\_\_\_\_\_

STATE OF ALABAMA     )  
                                  :  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mark G. Griffin and Louise T. Griffin**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his/her name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of August, 2007.

Alah R. Lewis  
NOTARY PUBLIC  
My Commission Expires: 8-17-2010

Shelby County, AL 09/14/2007  
State of Alabama  
Deed Tax: \$110.00

