


This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Terresita Maria McGee

139 Heather Ridge Drive
Pelham, Alabama 35124


20101103000369330 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
11/03/2010 03:11:48 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Thirty Eight Thousand Nine Hundred dollars and Zero cents (\$238,900.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Ronald Collins and wife, Kathy L. Collins**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Terresita Maria McGee** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 20, according to the Map and Survey of Heather Ridge, as recorded in Map Book 17,
Page 22, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


\$246,783.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **1st day of November, 2010**



Ronald Collins

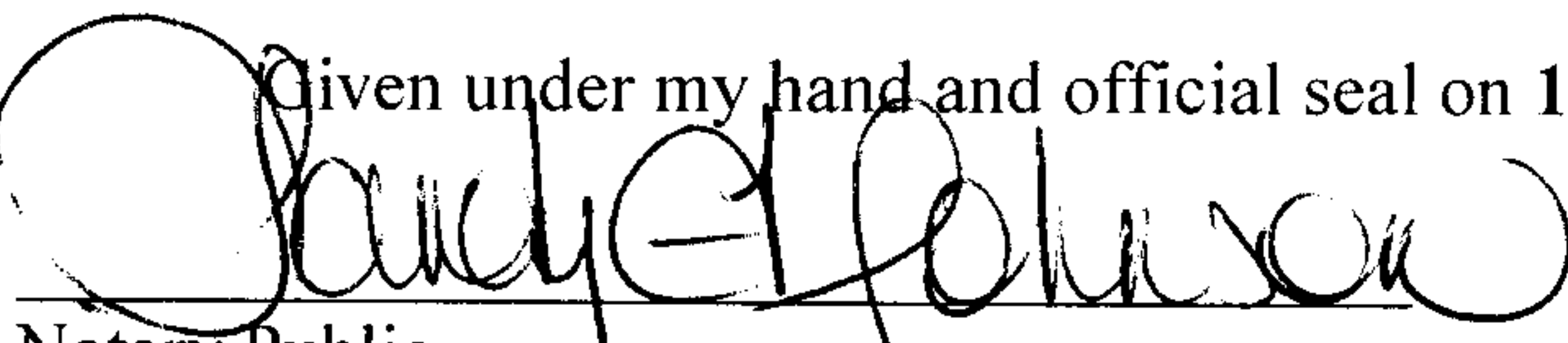


Kathy L. Collins

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ronald Collins and Kathy L. Collins** 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **1st day of November, 2010**.



Notary Public
Commission Expires:

