



20120329000107170 1/2 \$25.00  
Shelby Cnty Judge of Probate AL  
03/29/2012 09:59:30 AM FILED/CERT

\$10.00

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Vicki D. Catchings  
4065 Alston Way  
Birmingham, AL 35242

STATE OF ALABAMA )  
  :  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Gregory S. Crooks, an unmarried man, and Vicki D. Catchings, an unmarried woman**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Vicki D. Catchings**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 26, according to the Final Record Plat of Heatherwood, 7<sup>th</sup> Sector, as recorded in Map Book 39, Page 84 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012. Existing covenants and restrictions, easements, building lines and limitations of record.

Preparer of this instrument makes no representations as to the status of the title of the property herein conveyed.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 22<sup>nd</sup> day of March, 2012.

Gregory S. Crooks

Shelby County, AL 03/29/2012  
State of Alabama  
Deed Tax: \$10.00

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Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gregory S. Crooks, an unmarried man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22<sup>nd</sup> day of March, 2012.

Mama S. M<sup>c</sup>Cay  
NOTARY PUBLIC  
My Commission Expires: 12/07/2015



Mama S McCay  
Notary Public  
State of Alabama  
My Comm Expires 12/07/2015

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 22<sup>nd</sup> day of March, 2012.

Vicki D Catchings  
Vicki D. Catchings

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Vicki D. Catchings, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22<sup>nd</sup> day of March, 2012.

Mama S. M<sup>c</sup>Cay  
NOTARY PUBLIC  
My Commission Expires: 12/07/2015



Mama S McCay  
Notary Public  
State of Alabama  
My Comm Expires 12/07/2015