

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Dorothy W. Perry
4652 S. Lakeridge Drive
Birmingham, Alabama 35244

STATE OF ALABAMA)
: GENERAL WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Ninety Thousand and 00/100 (\$390,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, James David Heldt and wife, Patricia J. Heldt, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Dorothy W. Perry, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1, according to the Amended Map of Lakeridge Subdivision, as recorded in Map Book 12, page 51, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record

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, her heirs and assigns 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 GRANTORS have hereunto set their hands and seals this the 1st day of May, 1998.

James David Heldt
James David Heldt

Patricia J. Heldt
Patricia J. Heldt

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James David Heldt and Patricia J. Heldt, husband and wife, whose names 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 the instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of May, 1998.

Peggy L. Murr
PEGGY L. MURR
MY COMMISSION EXPIRES
2/20/99

NOTARY PUBLIC
My Commission Expires: 2-20-99

Inst # 1998-15946

05/04/1998-15946
09:14 AM CERT 1141F11
SHELBY COUNTY JUDGE OF PROBATE
001 SHA 398.50