



20070404000152730 1/2 \$381.00
Shelby Cnty Judge of Probate, AL
04/04/2007 11:25:54AM FILED/CERT

Shelby County, AL 04/04/2007
State of Alabama

Deed Tax: \$367.00

FRS File No.: 511959

Customer File No.: 15666

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Sixty Seven Thousand and no/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Dana Herndon and Deana Herndon, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Jennifer Novak, as Trustee of the GRSW F.R.S. Real Estate Trust, dated 1/1/06 of 16346 East Airport Circle Aurora, CO 80011

(herein referred to as GRANTEE), theirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 1101, according to the map or survey of Highland Lakes, 11th Sector, an Eddleman Community, as recorded in Map Book 27, Page 84 A, B, C and D, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1085 Knollwood Drive, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the

B24019

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 20th day of January, 2007.

[Signature] (Seal)
Dana Herndon

[Signature] (Seal)
Deana Herndon

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dana Herndon married to Deana Herndon (fill in marital status) 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 conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 20th day of January, 2007.

[Signature] (Seal)
Notary Public Mary Kathryn Troncale

May 24, 2010
My Commission Expires

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Deana Herndon married to Dana Herndon (fill in marital status) 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 conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 20th day of January, 2007.

[Signature] (Seal)
Notary Public Mary Kathryn Troncale

May 24, 2010
My Commission Expires

This document prepared by: Andrea Wilson, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344

Return to:

20070404000152730 2/2 \$381.00
Shelby Cnty Judge of Probate, AL
04/04/2007 11:25:54AM FILED/CERT

FIRST NATIONAL FINANCIAL TITLE SERVICES
CEAL, INC.
1050 STONEGATE LANE, SUITE 150
VESTAVIA HILLS, AL 35242
PHONE (205) 968-8102 OR (800) 852-5960