

20070404000152740 1/2 \$32.50  
Shelby Cnty Judge of Probate, AL  
04/04/2007 11:25:55AM FILED/CERT

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

Deed Tax: \$18.50

FRS File No.: 511959 15666

### WARRANTY DEED

THE STATE OF Minnesota  
COUNTY OF Hennepin }

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 GRANTEE herein, the receipt of which is hereby acknowledged, Jennifer Novak, as Trustee of the GRSW F.R.S. Real Estate Trust, dated 1/1/06, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Robert Scott Fohl and Catherine B. Fohl, husband and wife

(herein referred to as GRANTEE) their heirs 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 it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, their Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$293,600.00 to secure an amount borrowed to finance the above described property.  
\$55,050.00 Second Mortgage

B24019



heirs and assigns, and that it 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, Jennifer Novak, as Trustee of the GRSW F.R.S. Real Estate Trust, dated 1/1/06, has caused this instrument to be executed in its name and on its behalf by Jennifer Novak as its Trustee, on this 30th day of March, 2007.

Jennifer Novak, as Trustee of the GRSW F.R.S. Real Estate Trust, dated 1/1/06

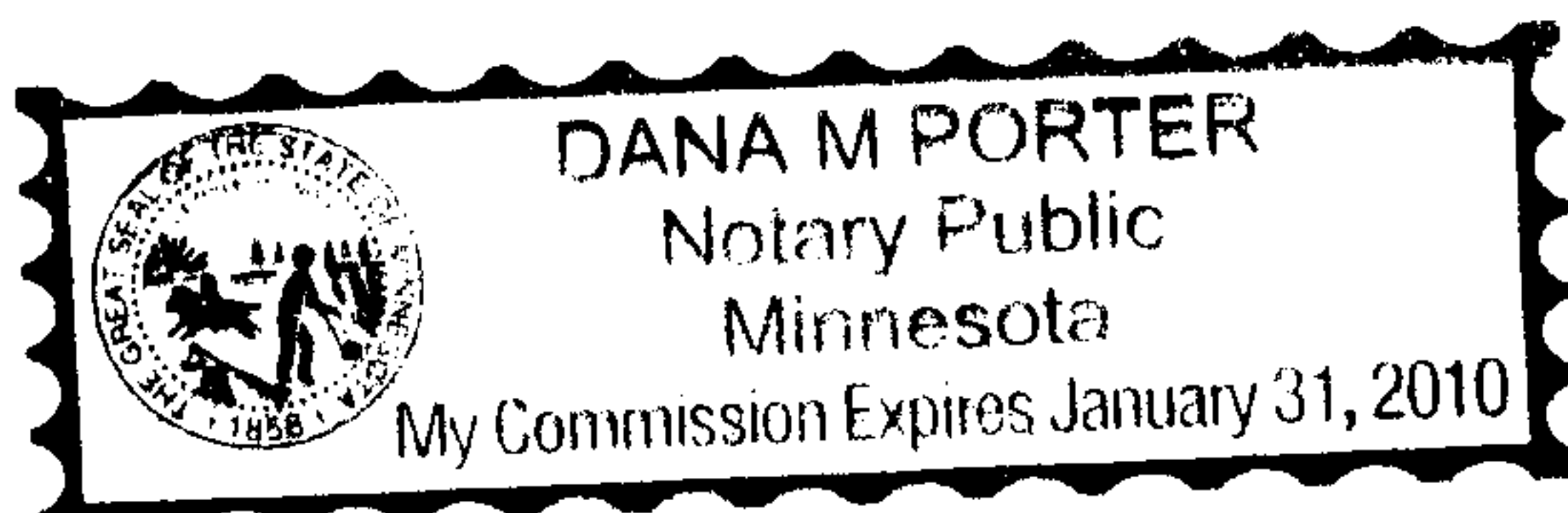
By: Jennifer Novak, as Trustee

THE STATE OF Minnesota  
COUNTY OF Hennepin }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jennifer Novak, as Trustee of the GRSW F.R.S. Real Estate Trust, dated 1/1/06 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 official seal this the 2nd day of February, 2007.

(Notarial Stamp or Seal)



Dana M. Porter  
Notary Public  
My commission expires: 1/31/10

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

*Return to -*

FIRST NATIONAL FINANCIAL TITLE SERVICES  
OF ALABAMA, INC.  
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VESTAVIA HILLS, AL 35242  
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