

Send tax notice to:
Arne and Dianna Leiter
108 Deer Ridge Dr.
Chelsea, AL 35043

BHM0900477
STATE OF ALABAMA
COUNTY Shelby

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243



2009120300445220 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
12/03/2009 01:15:39 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Shelby County, AL 12/03/2009
State of Alabama
Deed Tax : \$4.50

That is consideration of Two Hundred Forty Three Thousand and 00/100 Dollars AND NO Dollars (\$243,000.00) in hand paid to the undersigned, John F. Grubiak, a married man, and his wife, Diane Grubiak, by and through her Attorney-in-Fact, John F. Grubiak (hereinafter referred to as "Grantor") by Arne Leiter and Dianna Leiter (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Deer Ridge Lakes, Sector 1, as recorded in Map Book 33, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama. Being situated in Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.

\$238,598.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.



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IN WITNESS WHEREOF, John F. Grubiak, a married man, and his wife, Diane Grubiak, by and through her Attorney-in-Fact, John F. Grubiak have hereunto set their signatures and seals on this the 17th day of November, 2009.

John F. Grubiak

John F. Grubiak

Diane Grubiak, her AIF

John F. Grubiak

Diane Grubiak, by and through her
Attorney-in-Fact, John F. Grubiak

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John F. Grubiak whose name as Attorney-in-Fact for Diane Grubiak, a married woman and John F. Grubiak, individually, her husband is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily individually and in his capacity as such Attorney in fact, and with full authority, on the day the same bears date.

Given under my hand and official seal this the 17th day of November, 2009.

Mary Pamela Short
Notary Public
Commission Expires:

