

This document prepared by:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, AL 35223

Send tax notice to:  
Ryan & Jennifer Cerwick  
129 Oxmoor Drive  
Helena, AL 35080

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$189,900.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, LARRY E. HIPPE and KATHRYN D. HIPPE, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto RYAN CERWICK and JENNIFER L. CERWICK, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 1123, according to the Map of Second Addition, Old Cahaba, Phase III, as recorded in Map Book 29, page 33, in the Probate Office of Shelby County, Alabama.

One Hundred Eighty Six Thousand Four Hundred Fifty Nine and 00/100 Dollars (\$186,459.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.


And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.



20100408000107090 2/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
04/08/2010 01:30:23 PM FILED/CERT

Dated this the 26<sup>th</sup> day of March, 2010.

  
\_\_\_\_\_  
LARRY E. HIPPI


  
\_\_\_\_\_  
KATHRYN D. HIPPI

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

Shelby County, AL 04/08/2010  
State of Alabama  
Deed Tax : \$3.50

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that LARRY E. HIPPI and KATHRYN D. HIPPI, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of March, 2010.

  
\_\_\_\_\_  
NOTARY PUBLIC: JOHN A. GANT  
My commission expires: 10/20/2013

