

This instrument prepared by:
John H. Henson
4647-E Highway 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
William Dexheimer
1944 Arbor Court
Hoover, Alabama 35244

20100810000254950 1/1 \$27.50
Shelby Cnty Judge of Probate, AL
08/10/2010 09:28:58 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Five Thousand dollars and Zero cents (\$305,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **JoAnn Averett Personal Representative of the Estate of Barbara C. Morris, deceased, (Shelby County, Alabama, Probate Case No. PR-2008-000570)** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **William Dexheimer** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 10, according to the Survey of Final Plat, Arbor Hill, Phase I, as recorded in Map Book 31, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$289,750.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

Barbara C. Morris was the surviving grantee of that certain deed recorded in Instrument #20040706000370000. The other grantee, Phillip G. Morris, died on or about December 25, 2007.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **2nd day of August, 2010**



JoAnn Averett Personal Representative of the Estate of Barbara C. Morris, deceased, (Shelby County, Alabama, Probate Case No. PR-2008-000570)

State of Alabama
Deed Tax : \$15.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JoAnn Averett Personal Representative of the Estate of Barbara C. Morris, deceased, (Shelby County, Alabama, Probate Case No. PR-2008-000570)**, 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 foregoing, she as such Personal Representative and with full authority executed the same voluntarily for and as the act of the **Estate of Barbara C. Morris, deceased, (Shelby County, Alabama, Probate Case No. PR 2008-000570)** on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2010.

Notary Public
Commission Expires:

FILE NO: 20101540

