

20100827000276710 1/2 \$305.00
Shelby Cnty Judge of Probate, AL
08/27/2010 12:46:17 PM FILED/CERT

Shelby County, AL 08/27/2010

State of Alabama

Deed Tax : \$290.00

FRS File No.: 648513

Customer File No.: 8065301

WARRANTY DEED

THE STATE OF ALABAMA }
 :
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Ninety Thousand and No/100 Dollars (\$290,000.00) and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **John Groothuizen and Monique Groothuizen**, husband and wife, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **PRUDENTIAL RELOCATION, INC.** of 16260 North 71st Street, 2nd Floor Reception, Scottsdale, AZ 85254,

(herein referred to as GRANTEE), its successors and assigns,

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

Lot 417, according to the Survey of Forest Park, 4th Sector 1st Phase, as recorded in Map Book 23, at Page 99 A&B, and Instrument No. 1998-03108, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 2010 and subsequent years due and payable as of October 1, 2010.

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 204 Linwood Road, Sterrett, AL 35147, which is the address of the Grantees.

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

AND GRANTOR does covenant with the said GRANTEE, its successors and assigns, that GRANTORS are lawfully seized in fee simple of the aforementioned premises; that GRANTORS are free from all

encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, its ~~heirs~~^{successors} and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its ~~heirs~~^{successors} 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 22 day of June, 2010.

John Groothuizen (Seal)
John Groothuizen
THE STATE OF Arizona
COUNTY OF Navajo }

Monique Groothuizen (Seal)
Monique Groothuizen

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Groothuizen married (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, John executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 22 day of June, 2010.

Monica Rankin (Seal)
Notary Public
March 14, 2011
My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Monique Groothuizen married (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, Monique executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 25 day of June, 2010.

Douglas R. Rankin
Notary Public
5-5-2013
My Commission Expires

This document prepared by: Cheryl Heymann, Account Specialist, 7330 San Pedro, Suite 300, San Antonio, TX 78216

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