

THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Heather Fox
414 River Oaks Lane
Helena, Alabama 35080

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

\$ 117,150.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Gregory J. Douglass** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Heather Fox**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 737, according to the Survey of the Final Plat of Riverwoods Brook Drive, Seventh Sector, Phase I, as set out in Map Book 35, page 69, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, mortgages, restrictions and covenants, set-back lines and rights of way, if any, of record.

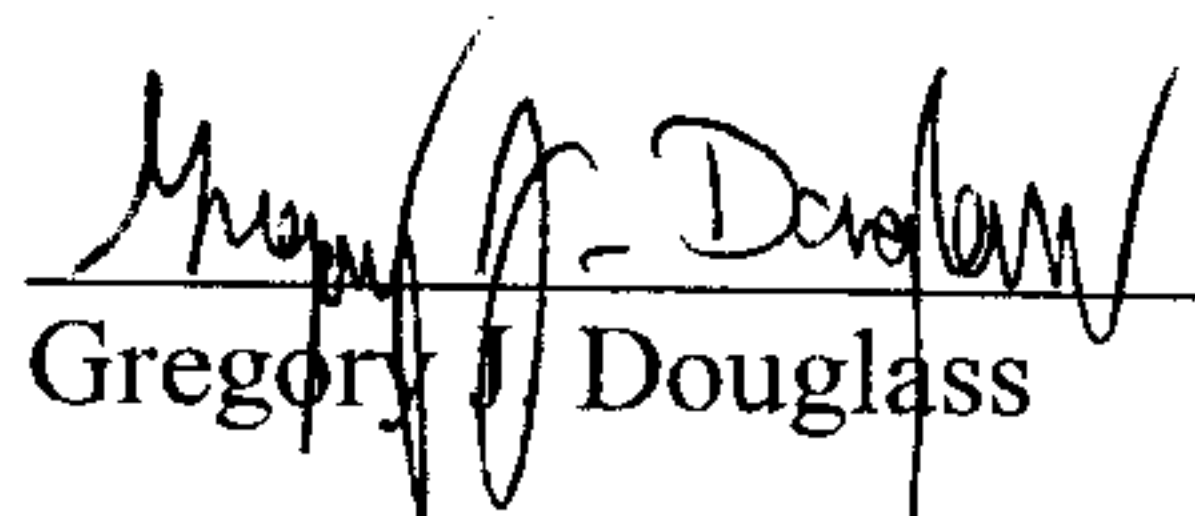
Heather Douglass and Heather Fox are one in the same person

● This description provided to D. Barron Lakeman & Associates, LLC by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document. ●

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 6TH day of May, 2011.


Gregory J. Douglass

STATE OF ALABAMA)

COUNTY OF SHELBY)

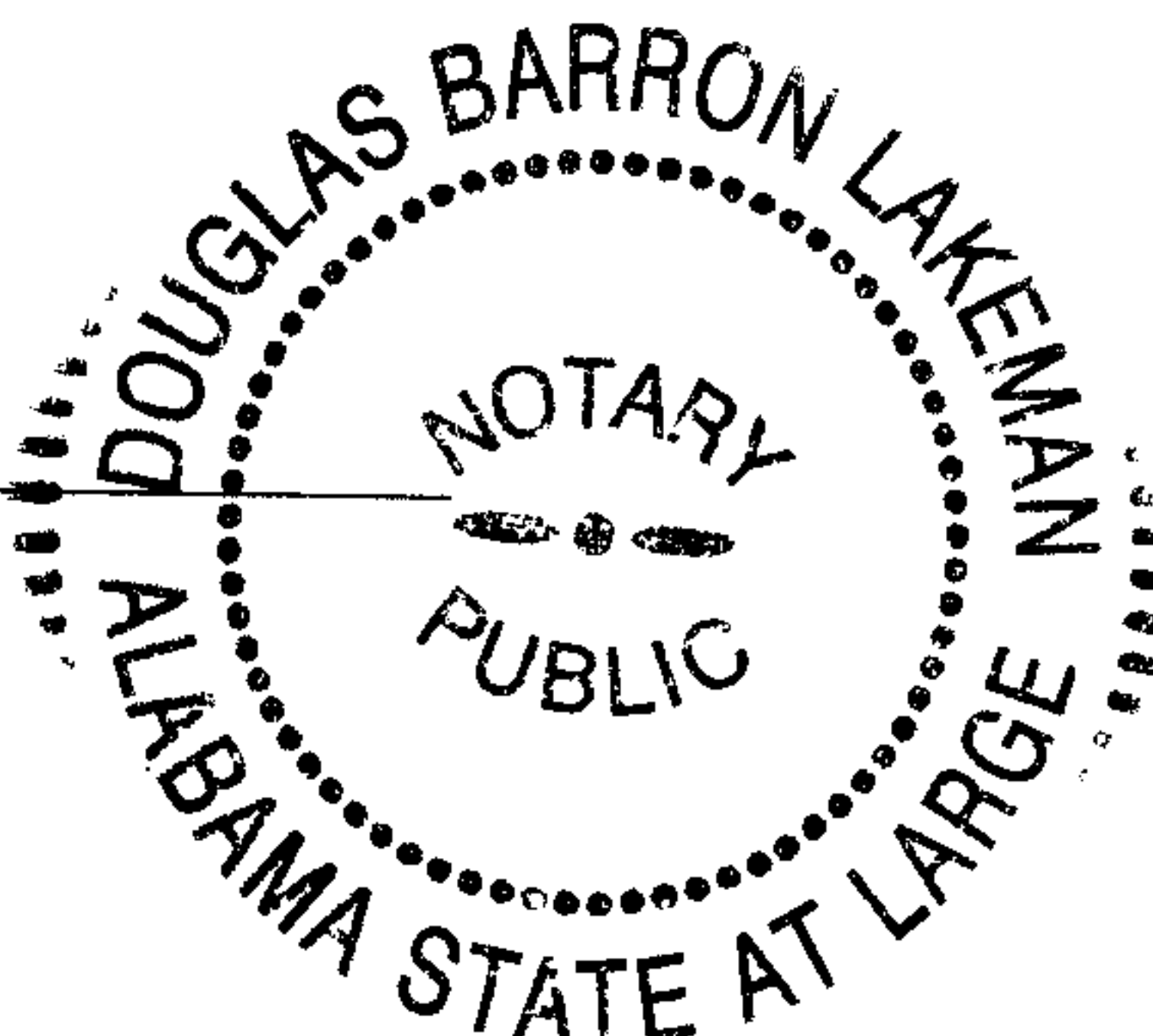
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gregory J. Douglass whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his name voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of May, 2011.


NOTARY PUBLIC

My Commission Expires: 3-3-12

DOUGLAS BARRON LAKEMAN
COMMISSION EXPIRES 3/3/12




20110509000138450 1/1 \$129.50
Shelby Cnty Judge of Probate, AL
05/09/2011 11:46:59 AM FILED/CERT

Shelby County, AL 05/09/2011
State of Alabama
Deed Tax: \$117.50