

This Instrument Prepared By:
Michael W. Lindsey, Esq.
2110 Devereux Circle
Birmingham, AL 35243

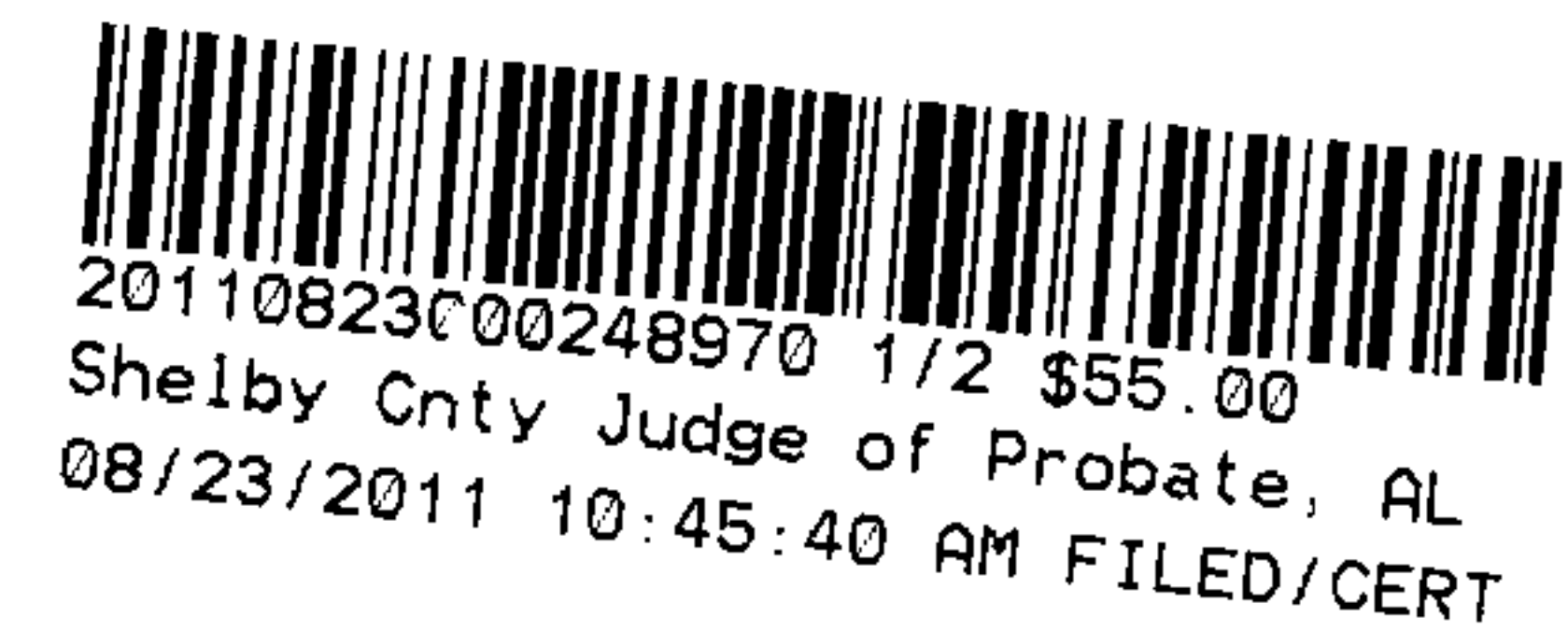
SEND TAX NOTICE TO:

Benjamin W. Wertz
4028 Cross Grove Circle
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Two Hundred Thousand no/100 Dollars (\$200,000.00)** and other good and valuable consideration paid by the Grantees herein, the receipt of which is hereby acknowledged, **Gregory J. Herritt and Jeanna Herritt, a married couple** (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto **Benjamin W. Wertz** (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 67, ACCORDING TO THE SURVEY OF LITTLE RIDGE ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 174 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. ALSO, PART OF LOT 66 OF LITTLE RIDGE ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 174, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 66; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT 66, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 123.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 66; THENCE 45 DEGREES, 24 MINUTES, 41 SECONDS RIGHT, IN A NORTHEAST DIRECTION ALONG THE NORTHWEST LINE OF SAID LOT 66, A DISTANCE OF 27.41 FEET; THENCE 136 DEGREES, 50 MINUTES, 02 SECONDS RIGHT, IN A SOUTHERLY DIRECTION, A DISTANCE OF 43.80 FEET; THENCE 0 DEGREES, 44 MINUTES, 12 SECONDS RIGHT IN A SOUTHERLY DIRECTION, A DISTANCE OF 98.93 FEET; THENCE 86 DEGREES, 01 MINUTES, 05 SECONDS RIGHT IN A WESTERLY DIRECTION A DISTANCE OF 10.50 FEET TO THE POINT OF BEGINNING.

Subject to all restrictions of record in the Probate Office of Shelby County, Alabama.

The property address is: 4028 Cross Grove Circle Birmingham, AL 35242.

A mortgage in the amount of \$160,000.00 is being recorded simultaneously herewith.

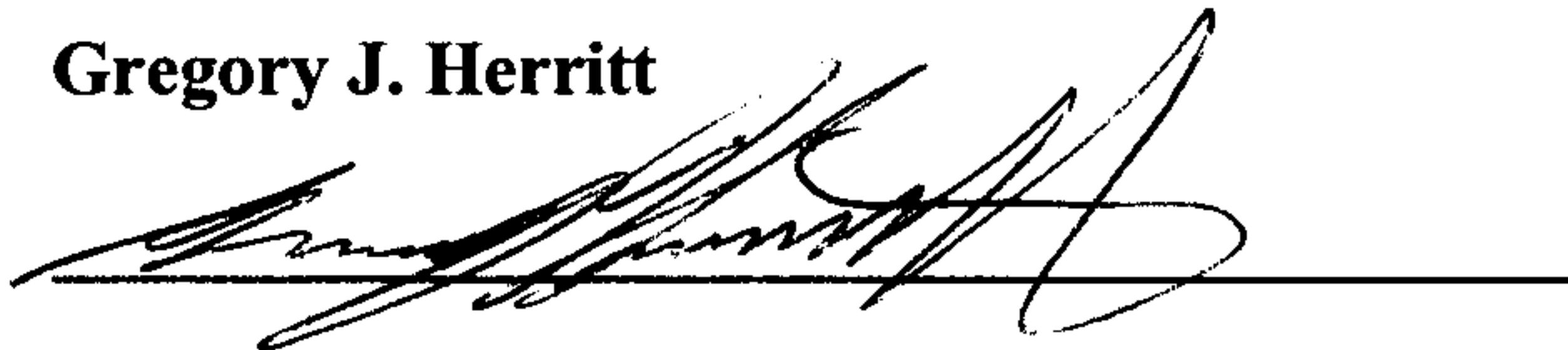
20110823000248970 2/2 \$55.00
Shelby Cnty Judge of Probate, AL
08/23/2011 10:45:40 AM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

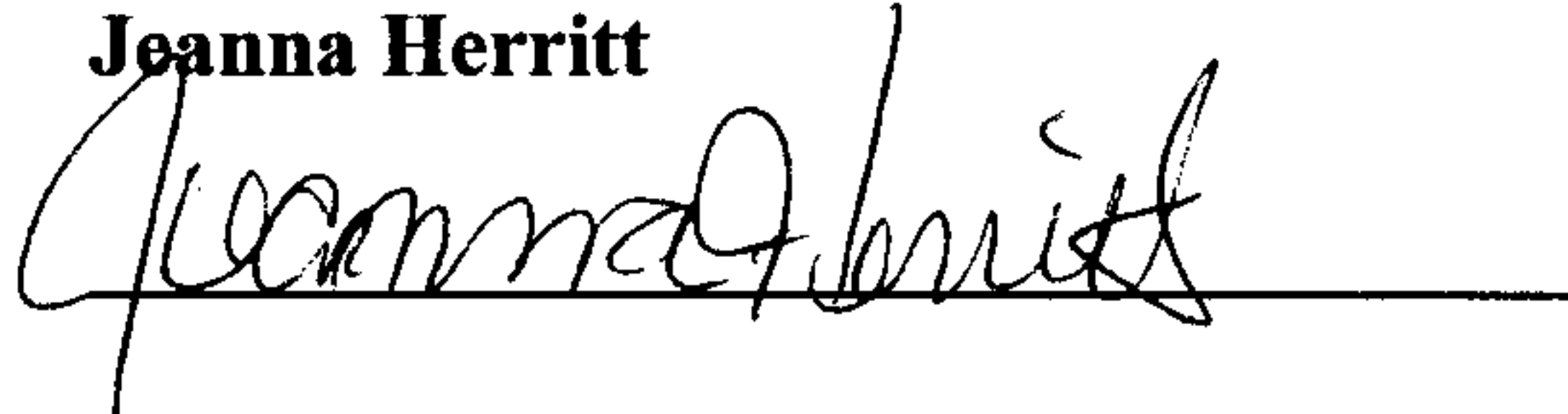
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey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

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal, this 18th day of August, 2011.

Gregory J. Herritt



Jeanna Herritt

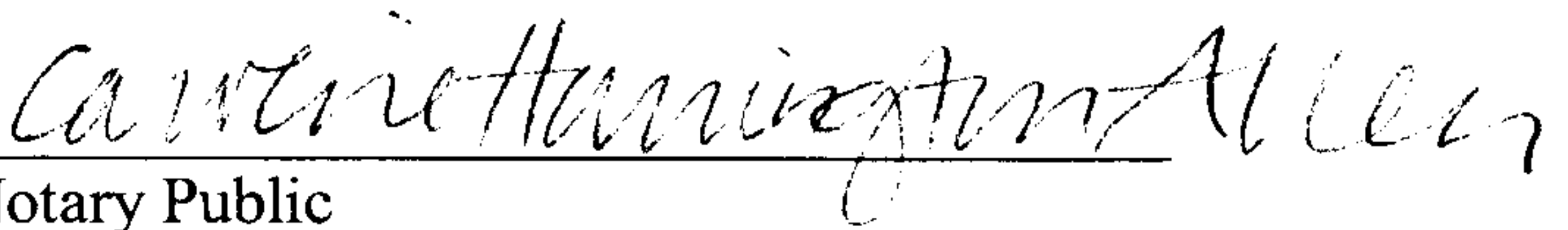


STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Gregory J. Herritt and Jeanna Herritt**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily.

Given under my hand and official seal this 18th day of August, 2011.


Notary Public

My Commission Expires
My Commission Expires: September 22, 2013

Shelby County, AL 08/23/2011
State of Alabama
Deed Tax: \$40.00