
20110907000264200 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
09/07/2011 10:40:43 AM FILED/CERT

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:
Donald Duane Griggs
337 Deer Ridge Lane
Chelsea, AL 35043

GENERAL WARRANTY DEED

Shelby County, AL 09/07/2011
State of Alabama
Deed Tax: \$5.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Two Thousand Five Hundred and 00/100 Dollars (\$202,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, JORDAN K. HEISSNER and KATHYRN S. HEISSNER, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto DONALD DUANE GRIGGS, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 26, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 1, as recorded in Map Book 32, page 24, in the Probate Office of Shelby County, Alabama.

One Hundred Ninety Seven Thousand Three Hundred Fifty Four and 00/100 Dollars (\$197,354.00) 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 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, and that we are 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.

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Dated this the 25th day of August, 2011.



JORDAN K. HEISSNER

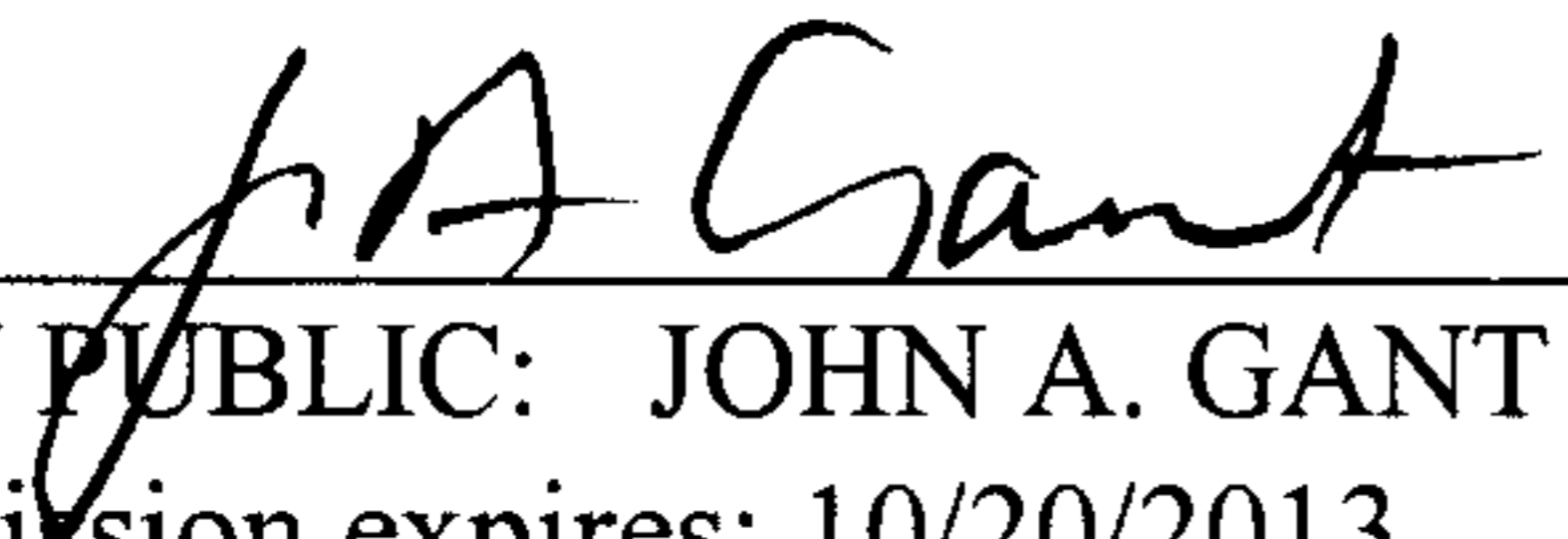


KATHRYN S. HEISSNER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that JORDAN K. HEISSNER and KATHRYN S. HEISSNER, 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 25th day of August, 2011.



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