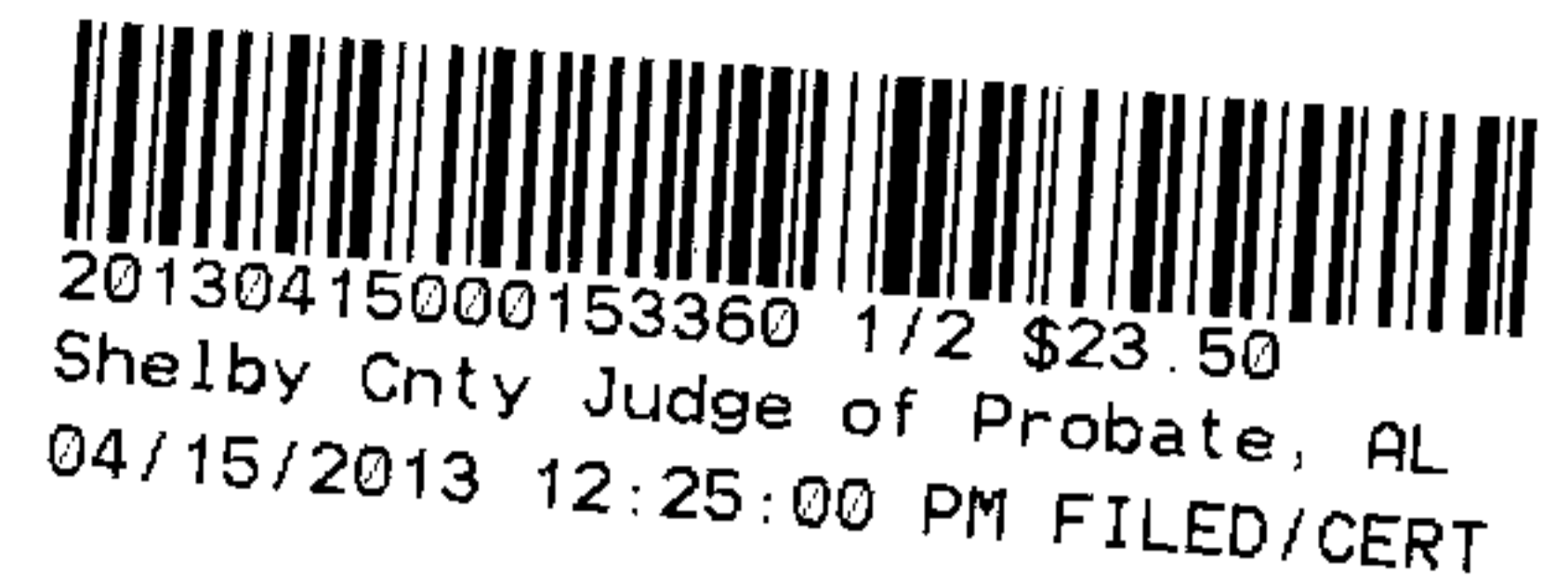


Send tax notice to: James Ryan Speaks, 916 Falling Star Lane, Alabaster, Al. 35007

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of SHELBY



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred sixty-seven thousand seven hundred fifty and no/100 (\$167,750.00) Dollars**, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Robert M. Griffitts and his wife Katherine B. Griffitts
whose mailing address is: P.O. BOX 266 HELENA ALABAMA 35080

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

James Ryan Speaks

whose mailing address is: **916 Falling Star Lane, Alabaster, Al. 35007**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, the address of which is: 916 Falling Star Lane, Alabaster, Al. 35007** to-wit:

Lot 7, according to the Survey of Apache Ridge, First Sector, as recorded in Map Book 12, Page 29 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$159,362.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 12 day of April, 2013.

Robert M. Griffiths (Seal)
ROBERT M. GRIFFITTS

Katherine B. Griffiths (Seal)
KATHERINE B. GRIFFITTS

20130415000153360 2/2 \$23.50
Shelby Cnty Judge of Probate, AL
04/15/2013 12:25:00 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert M. Griffiths and his wife Katherine B. Griffiths, whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of April, 2013.

Marcus L. Hunt
NOTARY PUBLIC

My commission expires: May 13, 2013

