

<b>Grantor:</b> Donald L. Wissman Sherry S. Wissman 7118 Canongate Drive Dallas, TX 75248  <b>Grantee:</b> Miguel Dieguez Bethany Dieguez 2509 Meadowood Circle Birmingham, AL 35242	<b>Property Address:</b> 2509 Meadowood Circle Birmingham, AL 35242  <b>Date of Sale:</b> September <u>11</u> , 2015  <b>Total Purchase Price:</b> \$243,000.00  <b>Purchase Price Verification:</b> See deed below
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THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Miguel Dieguez  
Bethany Dieguez  
2509 Meadowood Circle  
Birmingham, AL 35242

GENERAL WARRANTY DEED

THE STATE OF ALABAMA       )  
  :     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of Two Hundred Forty Three Thousand and No/100, (\$243,000.00) DOLLARS, in hand paid to the undersigned, Donald L. Wissman, and spouse, Sherry S. Wissman, (hereinafter referred to as "GRANTORS"), by Miguel Dieguez and Bethany Dieguez, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEES, the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 8, according to the Survey of Meadowood Estates, as recorded in Map Book 10, Page 33, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2015, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minierals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right-of-way granted to Alabama Power Company recorded in Real 99, Page 576 and Real 100, Page 904.
5. Restrictions appearing of record in Real 100, Page 907.

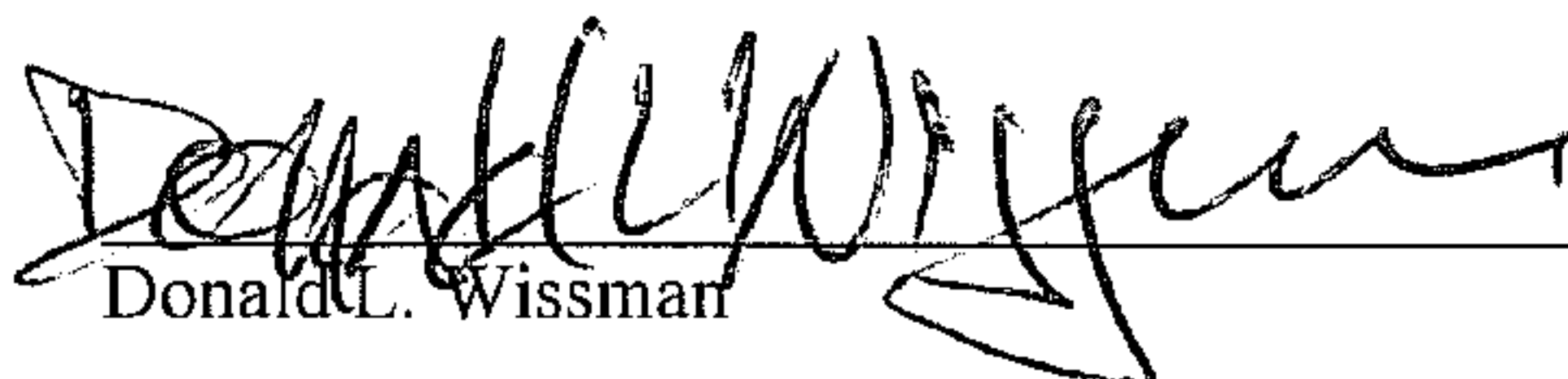
NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTORS.


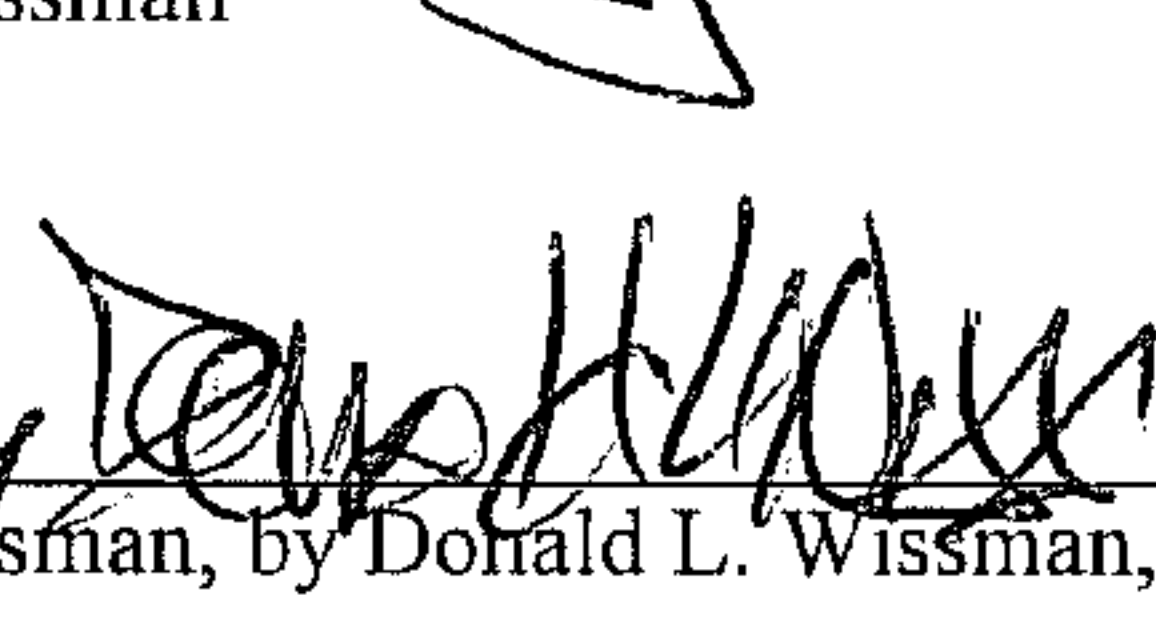
\$230,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 11 day of September, 2015.

 (SEAL)  
Donald L. Wissman

  as her Attorney in Fact (SEAL)  
Sherry S. Wissman, by Donald L. Wissman, as her Attorney in Fact

THE STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Donald L. Wissman and spouse, Sherry S. Wissman, by Donald L. Wissman, as her Attorney in Fact, 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, Donald L. Wissman, individually and as Attorney in Fact for Sherry S. Wissman executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of September, 2015.

  
NOTARY PUBLIC  
My commission expires: 5-21-16



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/14/2015 03:03:53 PM  
\$30.00 CHERRY  
20150914000321260

