

20170928000352660
09/28/2017 08:03:59 AM
DEEDS 1/2

Send tax notice to: Deborah Kay Leirer, 128 Blackstone Court, Chelsea, AL 35043

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160
Birmingham, AL 35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Four Thousand and no/100 (\$224,000.00) dollars, the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Betty G. Deriso, a single person, whose mailing address is:

9234 Samibel Loop Daphne, AL 36524

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

Deborah Kay Leirer, whose mailing address is: 128 Blackstone Court, Chelsea, AL 35043

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 128 Blackstone Court, Chelsea, AL 35043** to-wit:

Lot 72, according to the Survey of Chesser Plantation, Phase I, Sector 2, as recorded in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the use of Common Areas are more particularly described in the Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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

\$212,800.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/28/2017 08:03:59 AM
\$29.50 CHERRY
20170928000352660

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.

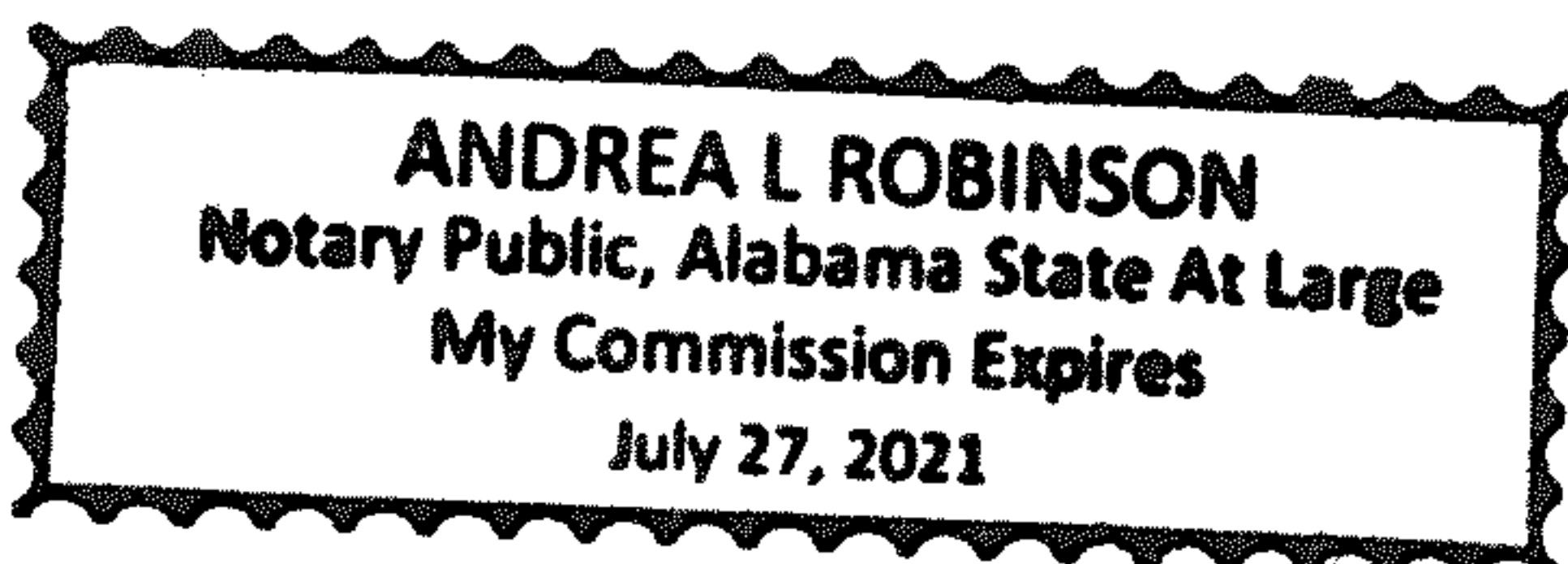
IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 8th day of September, 2017.

Betty G. Deriso (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty G. Deriso, whose name is/are signed to the foregoing conveyance and who are/is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she/he/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8 day of September, 2017.



NOTARY PUBLIC
My commission expires: 5/ 7/27/21