

SEND TAX NOTICE TO:

Ms. Felicia J. McCleery
5360 Riverbend Trail
Hoover, Alabama 35244

Inst # 1996-18597

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND SIXTY-SIX THOUSAND, FIVE HUNDRED AND NO/100.....(\$166,500.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **LARRY R. LARSEN AND LORIE W. LARSEN, Husband and Wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **FELICIA J. MCCLEERY** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 32, according to the Amended Map of Lots 31 and 32, Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 15 page 95 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to:

1. Taxes for 1996 and subsequent years, not yet due and payable.
2. Easements, Restrictions, Covenants, Conditions, Setback lines, Riparian Rights, and Encroachments of record.
3. Less & except any portion of subject property lying within Wet Branch.
4. Title to all minerals within & underlying the premises, together with all mining rights & other rights, privileges & immunities relating thereto, including rights set out in Deed Book 186 page 357 in Probate Office.

\$158,150.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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06/07/1996-18597
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 19.50

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 3rd day of June, 1996.

 (Seal)
Larry R. Larsen

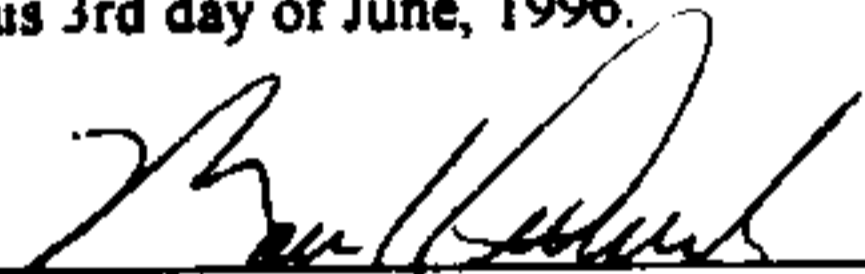
 (Seal)
Lorie W. Larsen

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry R. Larsen and Lorie W. Larsen, Husband and Wife, 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 3rd day of June, 1996.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES NOV. 5, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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