

This instrument prepared by:
Thomas E. Norton, Jr., Attorney at Law
2700 Highway 280 South
Birmingham, AL 35223

Send Tax Notice To:
CHRISTOPHER E. NUNNELEY
3161 WOODBRIDGE DRIVE
BIRMINGHAM, ALABAMA 35242
PID# 10-1-11-0-001-015.045

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Fifty-Five Thousand and 00/100'S *** (\$155,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,

LARRY L. FRY and RITA L. FRY, HUSBAND AND WIFE

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

CHRISTOPHER E. NUNNELEY,

(herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 20, ACCORDING TO THE MAP AND SURVEY OF MEADOW BROOK, 4TH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$147,250.00 OF THE CONSIDERATION STATED HEREINABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN OF EVEN DATE AND CLOSED SIMULTANEOUSLY HERewith.

SUBJECT TO AD VALOREM TAXES FOR 1994 AND SUBSEQUENT YEARS, SAID TAXES BEING A LIEN BUT NOT DUE AND PAYABLE UNTIL OCTOBER 1, 1994.

SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAY(S), BUILDING LINES, LIMITATIONS AND AGREEMENTS AS SAME ARE FILED OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH all and singular, rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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 said Grantee, his, her or their heirs and assigns, that I/we am/are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this **30th** day of **June, 1994.**


LARRY L. FRY


RITA L. FRY

07/11/1994 11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.00

Inst # 1994-21676

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LARRY L. FRY and RITA L. FRY, HUSBAND AND WIFE** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of June, 1994.


Notary Public

My commission expires: 01/24/95

94235B

Inst # 1994-21676

07/11/1994-21676
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC9 19.00