

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Larry D. Striplin, Jr.
2924 3rd Avenue South
Birmingham, AL 35233

PARCEL# 10-5-21-0-002-061.034

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **LLOYD W. WAGNER, JR. AND DEBRA L. WAGNER**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **LARRY D. STRIPLIN, JR.** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 12, according to the Survey of Mountain Park, First Sector, as recorded in Map Book 9, Page 103, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his 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 Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 15th day of December, 1995.


LLOYD W. WAGNER, JR.


DEBRA L. WAGNER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **LLOYD W. WAGNER, JR. AND WIFE, DEBRA L. WAGNER**, 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 the 15TH day of December, 1995.


Notary Public

My Commission Expires: 11/20/96

zstriplin

Inst # 1995-36638

12/21/1995-36638
01:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 278.50

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