

WARRANTY DEED

THE STATE OF ALABAMA,
Shelby, COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventeen Thousand Nine ^{Hundred and no/} ~~DOLLARS~~ ¹⁰⁰ and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Kevin C. Wakefield and Debra Wakefield, husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL AND CONVEY unto BUCK CLINTON CLARK, JR. and wife, KATHY J. CLARK (herein referred to as GRANTEE(S), heirs and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:



Lot 24, according to the Survey of Spring Gate, Sector One, Phase Two, as recorded in map Book 18, page 148, in the Probate Office of Shelby County, Alabama.

\$110,900.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that They lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as herein above provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seal , this 24th day of February, 1996.

 Kevin C. Wakefield (L. S.)
 Debra Wakefield (L. S.)

THE STATE OF ALABAMA,
Shelby, COUNTY.

I, Sherry S. Pittman, a Notary Public in and for said State Alabama hereby certify that Kevin C. Wakefield and Debra Wakefield, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of November, 1995.

 Sherry S. Pittman Notary Public
MY COMMISSION EXPIRES MAY 24, 1999

FOR RECORDING ONLY

03/05/1996-07255
03:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 15.50

Inst # 1996-07255