

Eastern Office **Riverchase Office**
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School Tax Notice to:

(Name) PAULA S. VINING
(Address) 230 Kiowa Street
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Eight Thousand and no/100----- DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
GEORGE CLAYTON FRAZIER and wife, LYNN P. FRAZIER
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
PAULA S. VINING
(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 95, of the 3rd Addition to Indian Highland, according to a Survey dated September 13, 1974, approved by the Montevallo Planning Commission September 19, 1974, and recorded in September 24, 1974 at Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

Inst # 1996-10901

094404/1996-10901
094404/AM CERTIFIED

SNELBY COUNTY JUDGE OF PROBATE
DO1 MCO 146.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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, or its successors 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 26th
day of March, 19 96.

_____ (Scal)

and seal(s) this 26th
George Clayton Frazier (Seal)
 GEORGE CLAYTON FRAZIER

_____ (Seal)

LYNN P. FRAZIER (Scal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that GEORGE CLAYTON FRAZIER and wife, LYNN P. FRAZIER, whose name(s) 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 26th day of March 19 96

My Commission Expires:

~~Notary Public~~