

This instrument was prepared by  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
K.D.R. CONSTRUCTION, INC.  
7012 North Highfield Drive  
Birmingham, AL 35242

Inst # 1998-27716

**STATE OF ALABAMA}**  
**Shelby COUNTY}**

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars** (\$142,500.00) to the undersigned grantor or grantors, **MARK L. WAGAR, an unmarried man**, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **K.D.R. CONSTRUCTION, INC.** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 8, according to the Survey of Greystone, 5th Sector, Phase II, as recorded in Map Book 17, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to:

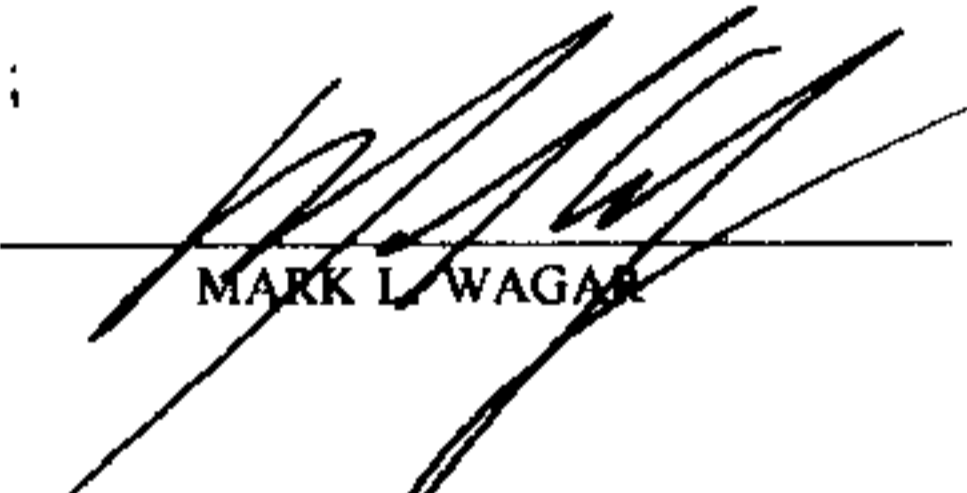
Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$ 132,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And I do for myself and for my heirs, executors, and administrators covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that the 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/we will and my our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hand(s) and seal(s), this the 15th day of July, 1998.

  
\_\_\_\_\_  
MARK L. WAGAR

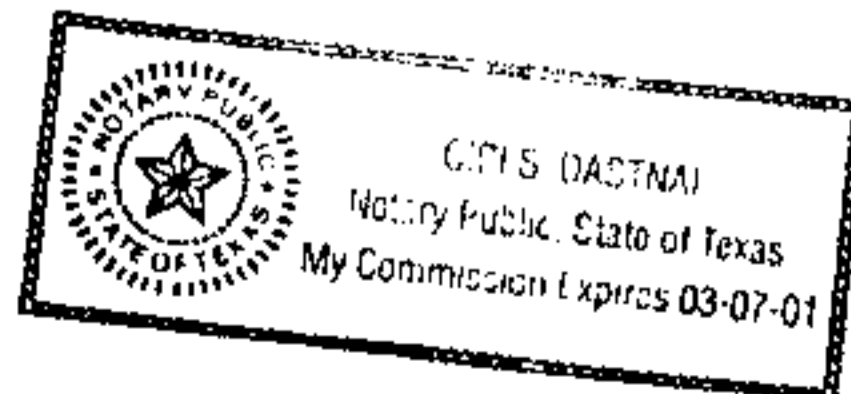
**STATE OF TEXAS** )  
**Harris COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **MARK L. WAGAR**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of July, 1998.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



07/21/1998-27716  
12:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 18.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW