

Warranty Deed



20040521000269610 Pg 1/1 84.00
Shelby Cnty Judge of Probate, AL
05/21/2004 10:30:00 FILED/CERTIFIED

Chris Wagar #1881053700

~~\$73,000.00~~
This Indenture, Made this 27th day of April, A. D. 2004,

BETWEEN Chris & April Wagar husband and wife
15 River Drive Wilsonville, Alabama 35186

of the County of Shelby and State of Alabama

parties of the first part, and Walter Mortgage Company
4211 West Boy Scout Blvd.

of the County of Hillsborough and State of Florida 33607 party of the

second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of
\$10.00 Dollars,

to in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred,
and by these presents do grant, bargain, sell and transfer unto the said party of the second part and
heirs and assigns forever, all that certain parcel of land lying and being in the County of Shelby
and State of Alabama, more particularly described as follows:

Lot 1, Block B, ACCORDING TO THE MAP OF THE RIVER VIEW
SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 63, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN
SHELBY COUNTY, ALABAMA.

(This is a deedback in "lieu" of foreclosure)

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate,
dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND
TO HOLD the same in fee simple forever.

And the said party of the first part covenants with the said party of the second part that
lawfully seized of the said premises, that they are free from all encumbrances

and that
good right and lawful authority to sell the same; and that the said party of the first part
do hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons
whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand S and
seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Chris Wagar (SEAL)
April Wagar (SEAL)

State of Alabama
County of Shelby

I HEREBY CERTIFY, That on this 27th day of April, A. D. 2004
before me personally appeared Chris Wagar and April Wagar

to me known to be the person described in and who
executed the foregoing conveyance to Walter Mortgage Co.

and severally acknowledge the execution thereof to be their free act and deed for the uses and purposes therein
mentioned; and the said April Wagar, the wife of the said

Chris Wagar, on a separate and private examination taken and made by and
before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed
of Conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower
or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely
and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Calera
in the County of Shelby and State of Alabama, the day and
year last aforesaid.

THIS INSTRUMENT PREPARED BY
Thomas E. Portsmouth, Attorney
P.O. Box 31601
Tampa, Florida 33631-3601

Latty Whisenand (SEAL)
MY COMMISSION EXPIRES APRIL 25, 2008