

THIS INSTRUMENT PREPARED BY:

R. Eric Patterson
6820 Mountain View Terrace
Leeds, Alabama 35094

SEND TAX NOTICE TO:

Christy Jane Stracner
2237 Lisa Ann Drive
Leeds, Alabama 35094

WARRANTY DEED

**NO TITLE EXAMINATION
PERFORMED BY PREPARER.**

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL ME BY THESE PRESENTS, That in consideration of 10,000 and no/100 (\$10,000.00) dollars and other good and valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof acknowledged, I or we, Wanda Leigh Dubroc, Barry Edward Falkner, and Christy Jane Stracner (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Christy Jane Stracner**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 10, in Block 1, according to the Survey of Armstrong Estates, First Sector, as recorded in Map Book 5, Page 19, in the Probate Court of Shelby County, Alabama. Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Volume 103, Page 100. Also subject to 10 foot easement along the North line of Lot 10, Block 1, as shown on recorded map. Also subject to restrictions appearing of record in Deed volume 244, Page 215 and amended by Deed Volume 262, Page 529 and Deed Volume 262, Page 841. Also subject to right of way granted to Alabama Power Company by instruments recorded in Deed Volume 52, Page 285, Deed Volume 136, Page 538, Deed Volume 118, Page 302 and Deed Volume 241, page 345 and Deed Volume 206, Page 175. Also subject to right of way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company by instruments recorded in Deed Volume 248, Page 215 and Deed Volume 262, Page 17.

HE ABOVE NAMED GRANTORS ARE THE ONLY HEIRS AT LAW OF THIS PROPERTY AS SET OUT IN THE INTESTATE LAWS OF ALABAMA BY BEING THE SURVIVING CHILDREN AND HEIRS OF LOIS LOVELL WHO DIED JUNE 4th, 2004 IN JEFFERSON COUNTY, ALABAMA.

DESCRIPTION FURNISHED BY GRANTORS.

Title to the property hereinabove described is not warranted by preparer hereof as no title search has been conducted or policy of title insurance obtained. Document prepared solely on information furnished by GRANTEE.

WARRANTY DEED: LOIS FALKNER LOVELL

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrance, unless otherwise noted above; that I (we) have a good right to sell and convey the same as a fore said, that I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) on the dates indicated beside our respective signatures.

9-8-04
DATE

Wanda Leigh Dubroc
WANDA LEIGH DUBROC

9-8-04
DATE

Barry Edward Falkner
BARRY EDWARD FALKNER

9-8-04
DATE

Christy Jane Stracner
CHRISTY JANE STRACNER

STATE OF Alabama
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WANDA LEIGH DUBROC, whose name is signed to the foregoing conveyance and who is unknown to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the day the same bears date.

Give under my hand and official seal this 8th day of September, 2004.

Norma Jean Patterson
Notary Public: My commission expires: 11-6-06

STATE OF Alabama
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BARRY EDWARD FALKNER, whose name is signed to the foregoing conveyance and who is unknown to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the day the same bears date.

Give under my hand and official seal this 8th day of September,
2004.

Norman Jean Patterson
Notary Public: My commission expires: 11-6-06

STATE OF Alabama
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHRISTY JANE STRACNER, whose name is signed to the foregoing conveyance and who is unknown to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the day the same bears date.

Give under my hand and official seal this 8th day of September,
2004.

Norman Jean Patterson
Notary Public: My commission expires: 11-6-06