

THE STATE OF ALABAMA )  
COUNTY OF SHELBY )

Est. value - \$200,000 *Jul*



20061017000513100 1/2 \$215.00  
Shelby Cnty Judge of Probate, AL  
10/17/2006 11:41:47AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 DOLLARS, and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I, Frank Wampol, Jr., an unmarried man (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Frank Wampol, Jr., Frank B. Wampol and Pamela R. Wampol (herein referred to as GRANTEE(S), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

Lot 44, according to the survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama, less and except that part conveyed in Volume 314, page 792, more particularly described as follows:

Commence at the Northeast corner of said lot 44; thence in a northwesterly direction along the northeasterly line of said lot 44, a distance of 46.59 Feet to the point of beginning; thence continue along the last described course a distance of 150.42 feet to the most northerly corner of said lot 44; thence 69 degrees 50 minutes 21 seconds left in a southwesterly direction a distance of 18.22 feet (18.0 feet recorded); Thence 22 degrees 16 minutes 43 seconds right, in a southwesterly direction a distance of 57.55 feet; thence 99 degrees 46 minutes 01 seconds left in a southeasterly direction a distance of 33.2 feet; thence 57 degrees 24 minutes 32 seconds left, in an easterly direction a distance of 184.76 feet to the point of beginning; except that part of said lot 43 more particularly described as follows:

Begin at the southeast corner of said lot 43; thence in a northwesterly direction along the southwesterly line of said lot 43, a distance of 46.59 feet; thence 155 degrees 16 minutes 09 seconds right in an easterly direction as distance of 43.34 feet; thence 93 degrees 03 minutes 47 seconds right in a southerly direction a distance of 19.52 feet to the point of beginning.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record. Further, this conveyance is subject to that certain mortgage recorded in Instrument 2005-13829.

Scrivener only. The preparer of this instrument has not examined the title to the land and makes no representation as to the status of the title.

Frank Wampol, Jr., is one and the same person as Frank Wampol.

The Grantor herein is the surviving grantee of that certain deed recorded in instrument number 2005-13827, Sarah Wampol having died on April 11,2005.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of any of them, then to the survivors of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

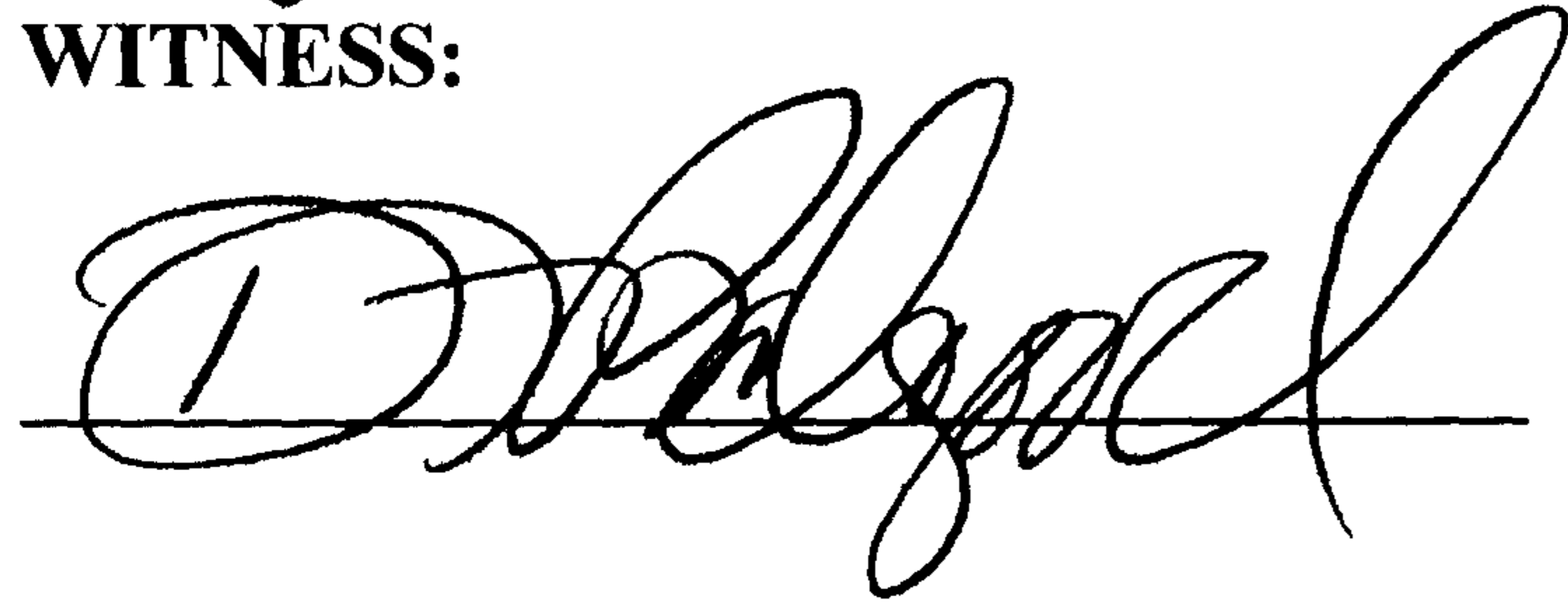
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs, successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs, successors and assigns, that they (are) lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the

said GRANTEE(S), their heirs, successors and assigns forever, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs, successors 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 seals this the 5<sup>th</sup> day of May, 2005.

WITNESS:



Frank Wampol, Jr. (L.S.)  
Frank Wampol aka Frank Wampol, Jr.

THE STATE OF ALABAMA )  
COUNTY OF SHELBY )

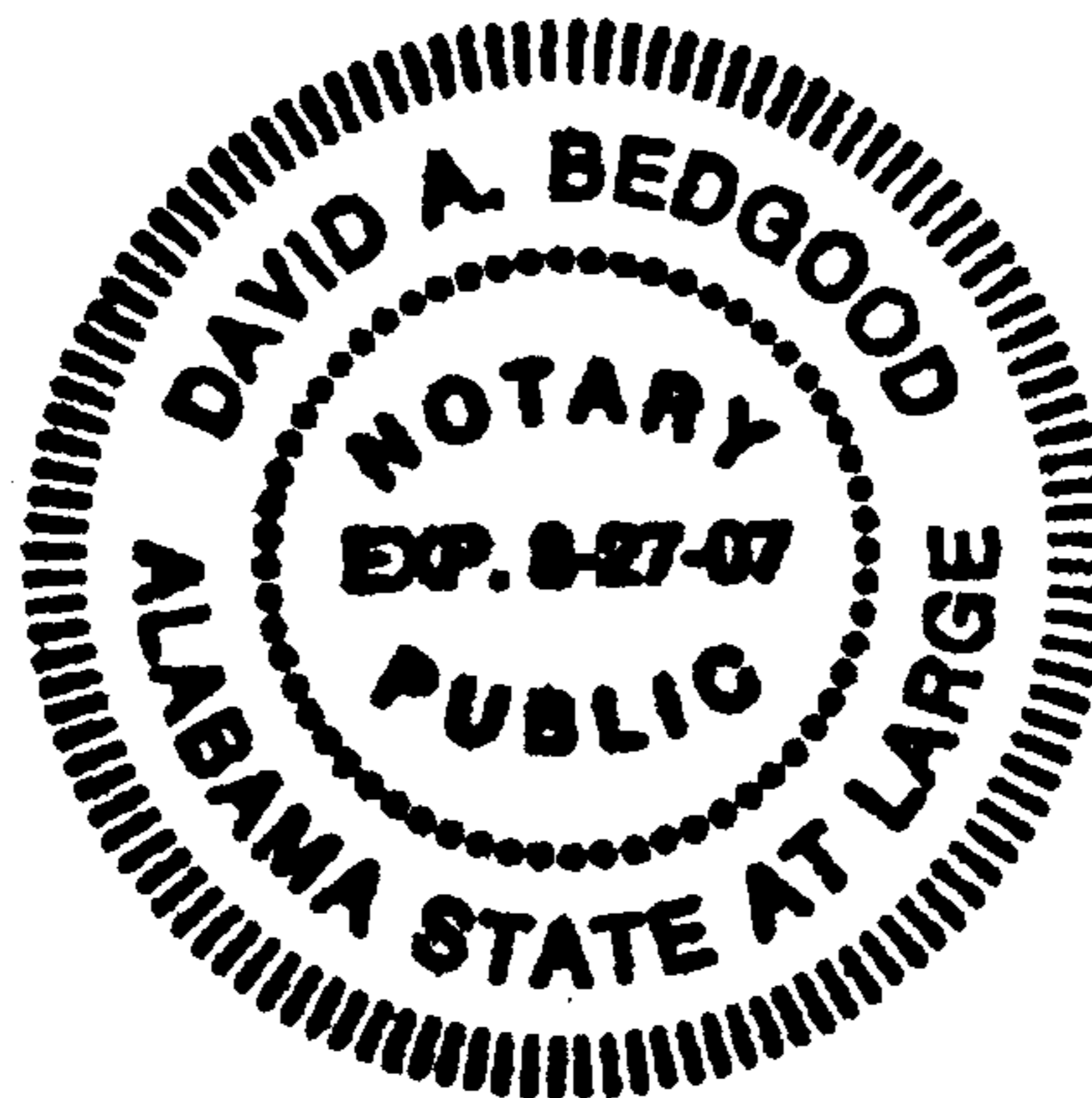
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Frank Wampol aka Frank Wampol, Jr., whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the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


Given under my hand and official seal this the 5 day of May, 2005.

SEAL

  
Notary Public  
My Commission Expires \_\_\_\_\_

This Document Prepared by:  
David A. Bedgood  
P.O. Box 59543  
Birmingham, Alabama 35259



  
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Shelby County, AL 10/17/2006  
State of Alabama

Deed Tax: \$200.00