20070104000002520 1/2 $121.00
Shelby Cnty Judge of Probate,AL
01/04/2007 08:52:22AM FILED/CERT

This Instrument Was Prepared By:
Thomas L. Kelly
1610 4th Ave. North
Bessemer, Alabama 35020

$166,900.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 ($10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Larry E. Fraiser, a single person, (hereinafter referred to as GRANTOR),does hereby grant, bargain, sell and convey unto Lynn B. Pappas, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 213, according to the Map of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

$60,000.00 was paid from first mortgage recorded herewith.

Grantee's address: 105 Churchill Drive
Maylene, Alabama 35114

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

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assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27th day of December, 2006.

Larry E. Fraiser

Larry E. Fraiser

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Larry E. Fraiser, a single person, 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 27th day of December, 2006.

Notary Public

My Commission Expires:
10-02-10

THOMAS L. KELLY
NOTARY
My Comm. Expires
October 2, 2010
PUBLIC
STATE OF ALABAMA

Shelby County, AL 01/04/2007
State of Alabama

Deed Tax:$107.00