

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20120402000110940 1/2 \$117.50
Shelby Cnty Judge of Probate, AL
04/02/2012 09:23:16 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Two Thousand, Five Hundred and no/100 Dollars (\$102,500.00)** and other good and valuable consideration to the undersigned grantors,

KEITH KRININGER, a married man

in hand paid by the grantee,

EMILY FRAZIER

the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Stagg Run, as recorded in Map Book 39, Page 67 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

Taxes for the year 2012 and subsequent year;

Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions not of record or visible on said property;

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;

Restrictions appearing of record in Instrument 2007-57625 in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, to the said grantee, **EMILY FRAZIER** and her heirs, successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantee, her heirs, successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/02/2012
State of Alabama
Deed Tax:\$102.50

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 28th day of March, 2012.

WITNESS:

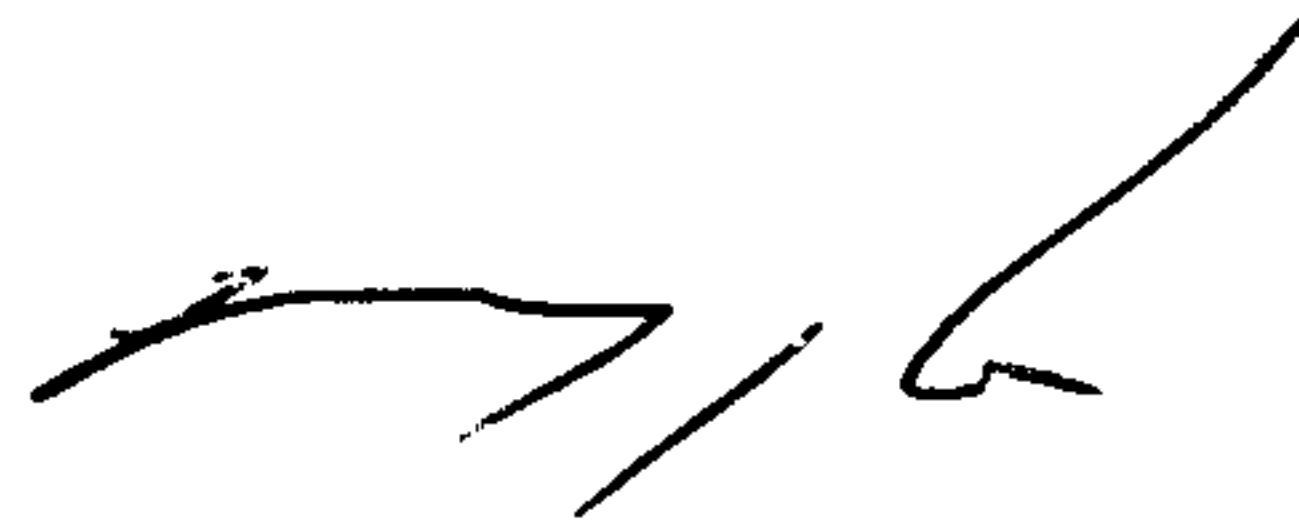


KEITH KRININGER

STATE OF ALABAMA
COUNTY OF SHELBY

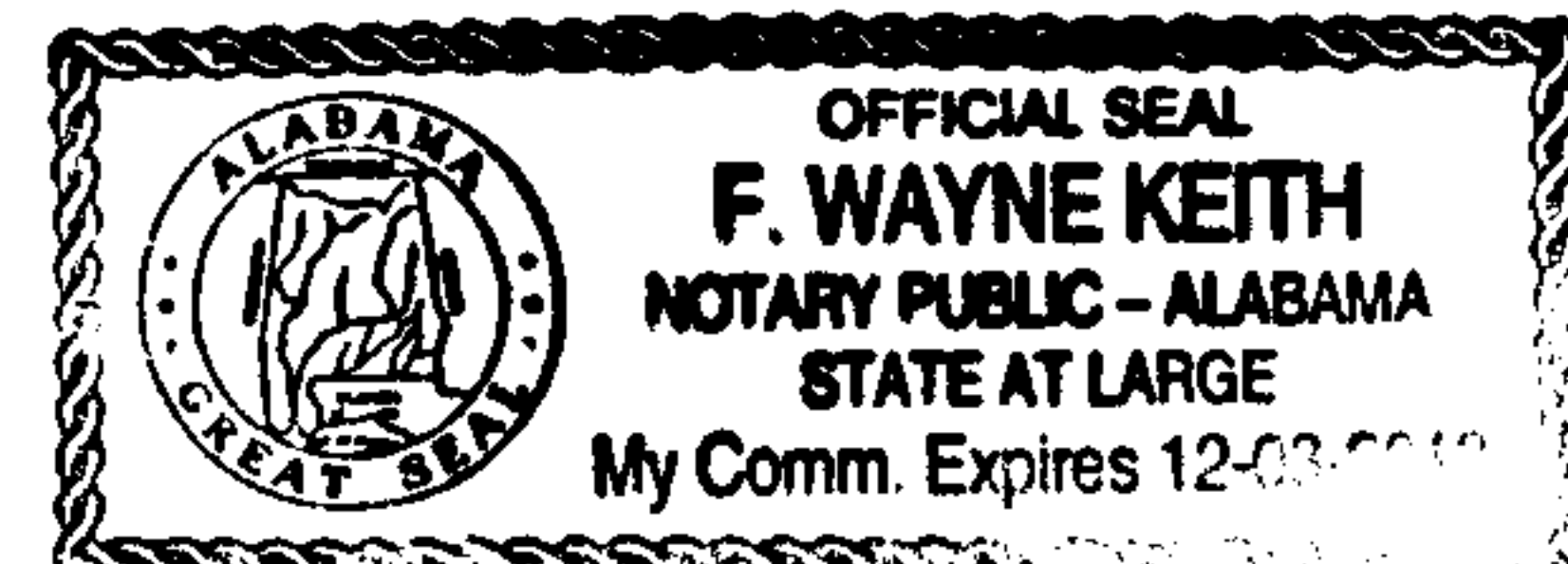
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Keith Krininger, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the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

Given under my hand and seal this the 28th day of March, 2012.



Notary Public

THIS INSTRUMENT WAS PREPARED BY:
F. Wayne Keith, Attorney
120 Bishop Circle
Pelham, Alabama 35124



SEND TAX NOTICE TO:
Emily Frazier
1097 Windsor Parkway
Moody, Alabama 35004


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