

Send tax notice to:
VICTORIA L. FRAZIER
6527 MILL CREEK CIRCLE
HOOVER, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015607

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Eight Thousand and 00/100 Dollars (\$188,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CHRISTOPHER J. CONNER, A SINGLE INDIVIDUAL whose mailing address

is: 1780 Indian Hill Road, Vestavia Hills, AL 35216 (hereinafter referred to as "Grantors") by VICTORIA L. FRAZIER whose mailing address is: 6527 MILL CREEK CIRCLE, HOOVER, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 8, ACCORDING TO THE FINAL RECORD PLAT OF A RESURVEY OF LOTS 7, 8, 12, 24, 25 AND 26, GREYSTONE FARMS MILL CREEK SECTOR PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. 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
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 1997-1901 AND INST. NO. 1996-21440 AND INST NO. 2002-5937
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO 1998-17753.

\$178,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

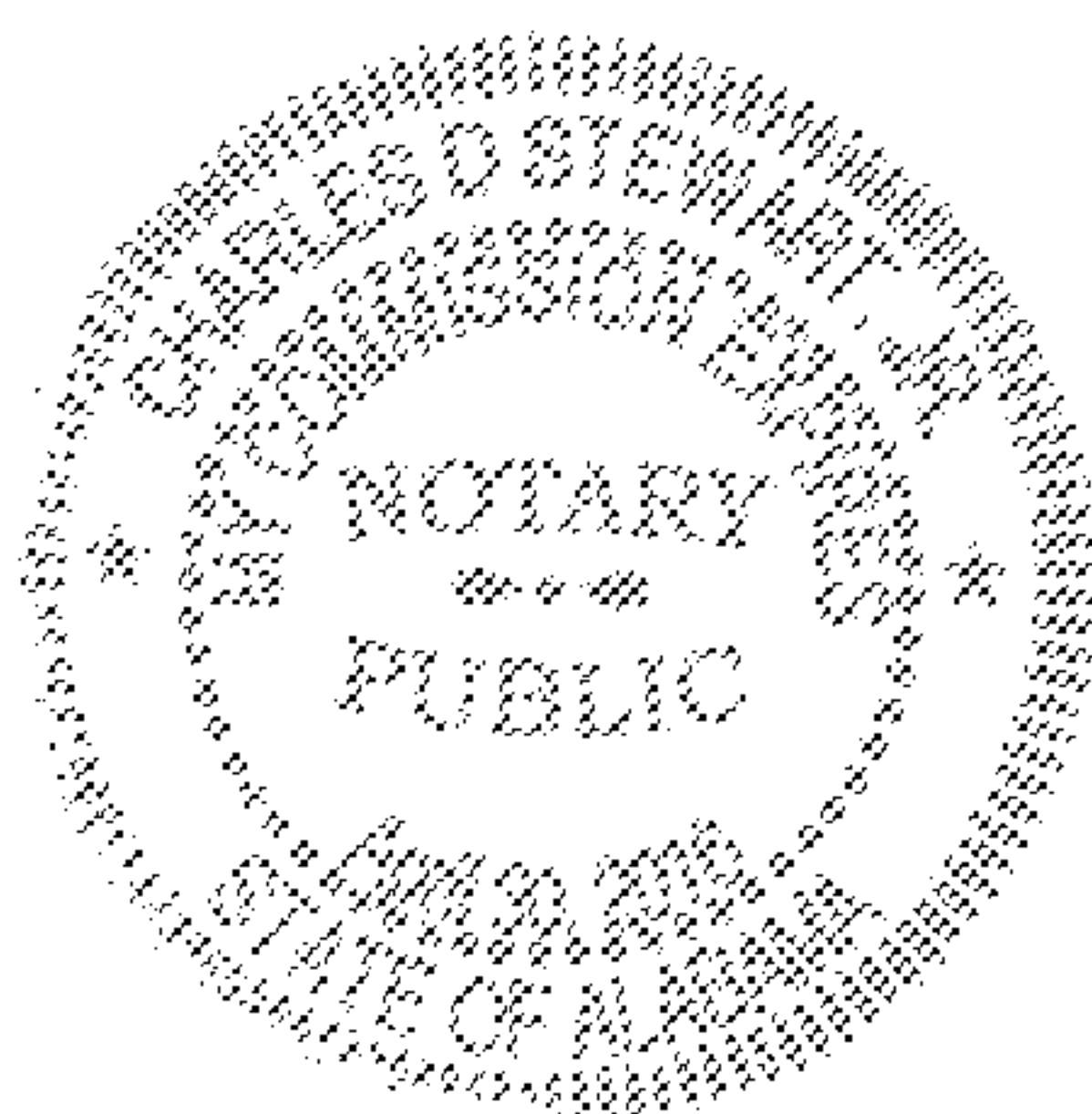
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25th day of September, 2015.

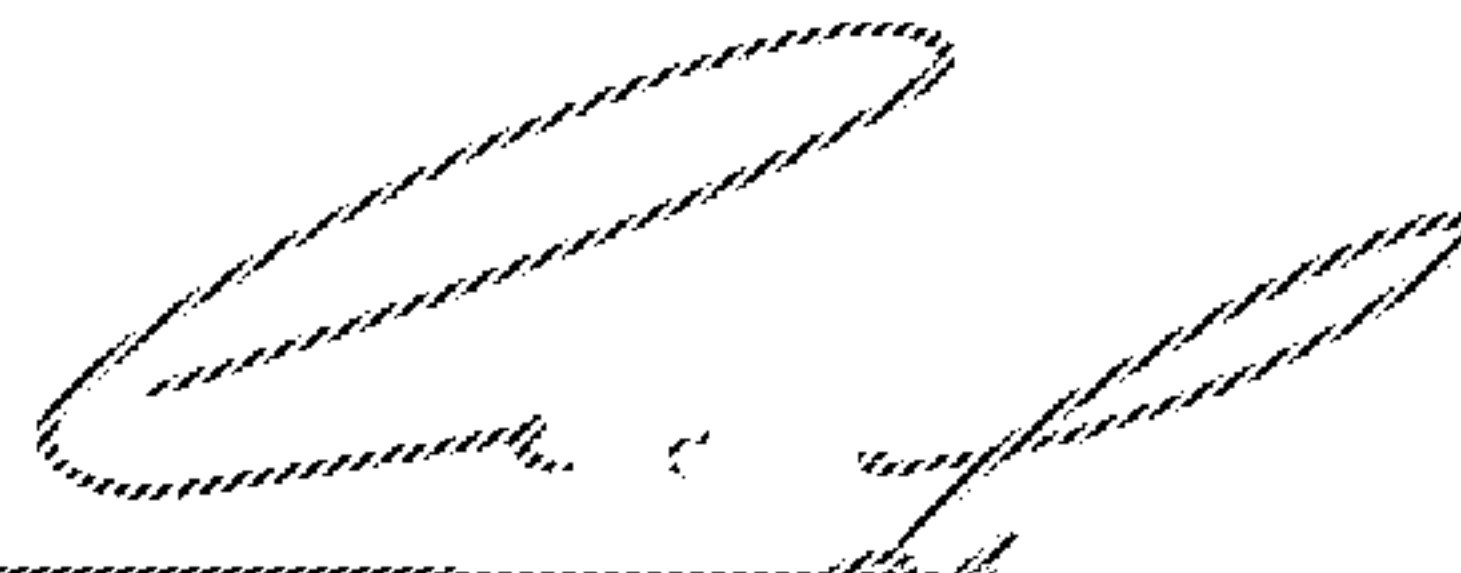

CHRISTOPHER J. CONNER

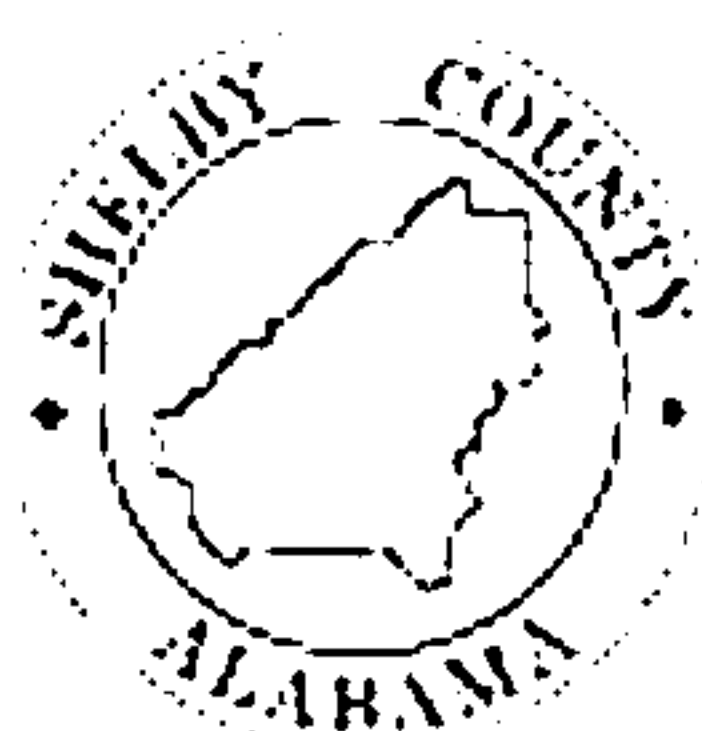
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER J. CONNER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of September, 2015.




Notary Public
Print Name: *Charles D. Stewart*
Commission Expires: *09/30/2016*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/30/2015 09:32:23 AM
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