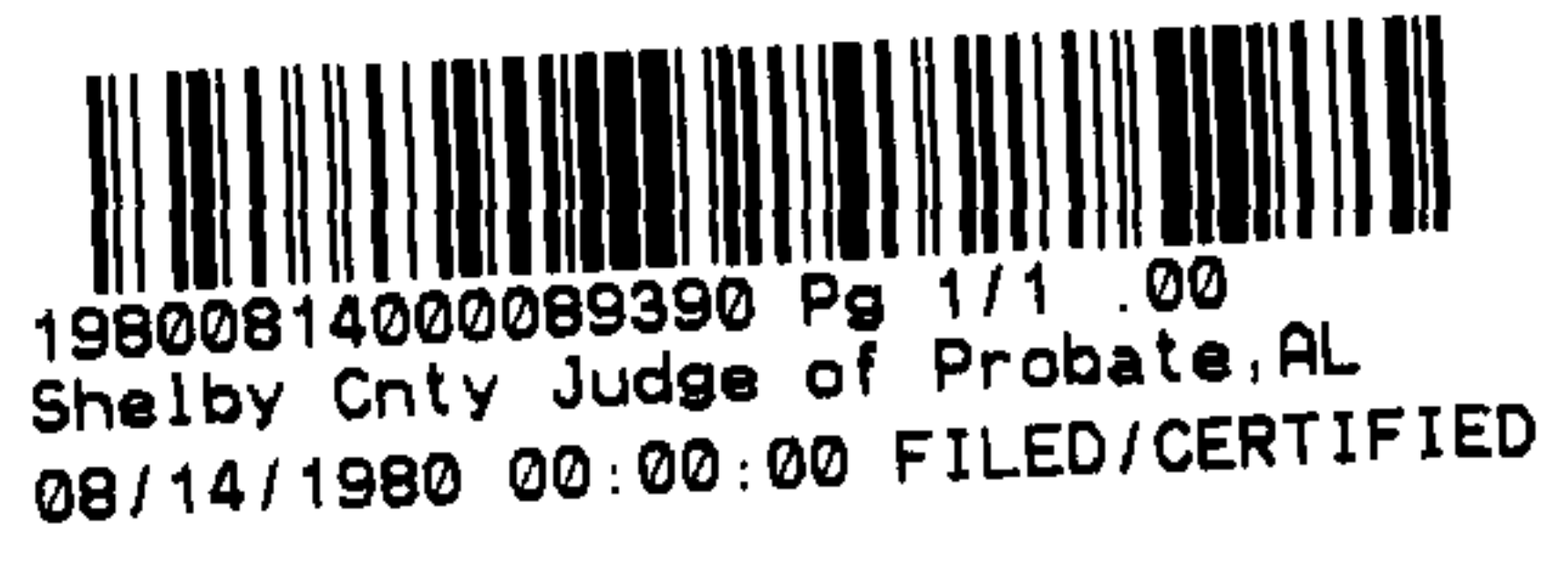


✓ This instrument was prepared by  
(Name) Thomas L. Foster, Attorney  
(Address) 2010 City Federal Bldg., Birmingham, Alabama 35203

475-

71300

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama



STATE OF ALABAMA }  
Shelby } COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Six Thousand Three Hundred Forty and 36/100 ( 76,340.36) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Larry Eugene Tisdale and Bennie B. Tisdale, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gary R. Crow, Lawrence Crow and Margaret Crow

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Dearing Downs, 1st Addition, as recorded in Map Book 6, page 141, in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County, Alabama.

- Subject to:
- 1. Ad valorem taxes for the current tax year.
  - 2. 35 foot building set back line from Southwind Drive.
  - 3. 7.5 foot utility easement over North side; 5 foot utility easement over South side and 10 foot utility easement over West side, as shown on recorded map.
  - 4. Restrictive covenants and conditions filed for record in Misc. Book 18, page 598.
  - 5. Easements to Ala. Power Co. recorded in Deed Book 55, page 454.

As a part of the cash consideration recited above the grantees herein assume and agree to pay the balance of that certain mortgage heretofore executed to City Federal Savings and Loan Association as shown by Instrument recorded in Mortgage Book 392, page 525 in said Probate Office, according to the terms set out therein, the present principal balance of which is \$69,140.36.

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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 GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set their hands(s) and seal(s), this 5th day of August, 1980

*Larry Eugene Tisdale*  
Larry Eugene Tisdale (Seal)

*Bennie B. Tisdale*  
Bennie B. Tisdale (Seal)

1980 AUG 14 AM 9:13

STATE OF ALABAMA }  
Shelby } COUNTY } *Deed 7.50*  
*Reg. 2.00*  
*Sub. 1.00*

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Eugene Tisdale and Bennie B. Tisdale, husband and wife whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, A. D., 1980

*Sandra D. Hallam*  
Notary Public