20060601000260240 1/2 $15.00
Shelby Cnty Judge of Probate,AL
06/01/2006 03:17:03PM FILED/CERT

This Instrument Was Prepared By:
John or Jim Holliman
2491 Pelham Pkwy
Pelham, Al 35124

$178,900.00

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 GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged,Timothy J. Cantwell and Bunty Cantwell, husband and wife, (hereinafter referred to as GRANTORS),do hereby grant, bargain, sell and convey unto Carla J. Crowe, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 8 according to the Survey of Penhale Park Subdivision Final Plat Lots 1 through 16 as recorded in Map Book 33, Page 97, Shelby County, Alabama Records.

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

$143,120.00 & 35,780.00 paid from mortgages recorded herewith.

Grantee's address: 136 Penhale Park Rd
Helena, Alabama 35080

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

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE,her heirs and assigns, that GRANTORS are 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 GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 26 day of MAY, 2006.

Timothy J. Cantwell

Timothy J. Cantwell

Bunty Cantwell

Bunty Cantwell

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Timothy J. Cantwell and Bunty Cantwell, 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 the 26 day of MAY, 2006.

Notary Public

H. Hollimay

My Commission Expires:
08-29-06

R. HOLLIMAN NOTARY PUBLIC ALABAMA STATE AT LARGE

HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALABAMA 35124