

This instrument was prepared by
(Name) Dale Corley
2100 SouthBridge Pkwy. Suite 650
(Address) Birmingham, AL 35209

Send Tax Notice To: John D. Crawford
name
5175 Colonial Park Road
address
Birmingham, Alabama 35243

WARRANTY DEED-

1367

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FORTY ONE THOUSAND TWO HUNDRED FIFTY AND NO/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Roger T. Cofer and Deborah W. Cofer

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John D. Crawford and Mary D. Crawford

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

Lot 23, according to the Survey of Meadow Brook, Sixth Sector, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, rights of way, set back lines and limitations, if any, of record.

Handwritten note: 2.50 / 2.00 = 45.00

BOOK 235 PAGE 863

\$ 50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

- 1. Deed Tax \$ 91.50
- 2. Mtg Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 2.00
- TOTAL 96.00

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 our hands(s) and seal(s), this 20th day of April, 1989

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

89 APR 26 AM 8:52 (Seal)

Thomas A. [Signature] JUDGE OF PROBATE (Seal)

[Signature] Roger T. Cofer (Seal)

[Signature] Deborah W. Cofer (Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger T. Cofer and wife, Deborah W. Cofer 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 10th day of December, A. D., 1988

My Commission Expires: October 7, 1990

[Signature] Notary Public

AFFIX SEAL

Handwritten note: Shelby County