

Send tax notice to:  
Ramon A. Crockett, Jr.  
Natalie A. Crockett  
432 Fern Cove Circle  
Birmingham, AL 35244

This instrument prepared by:  
John E. Hagefstration, Jr.  
Bradley, Arant, Rose & White  
2001 Park Place Tower, Suite 1400  
Birmingham, Alabama 35203

STATE OF ALABAMA )

SHELBY COUNTY )

Inst # 1995-17132

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Four Thousand Nine Hundred Seventy-One and No/100 Dollars (\$54,971.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor") by Ramon A. Crockett, Jr. and Natalie A. Crockett ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lot 7, Oak Mountain Commerce Place as recorded in Map Book 18, page 58 in the Office of the Judge of Probate in Shelby County, Alabama, being located in the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section said point being the Northwest corner of said Lot 7; thence in an Easterly direction along the Northerly line of said Lot 7, a distance of 514.26 feet to the Northeast corner of said Lot 7; thence 95°55'44" right in a Southerly direction along the Easterly line of said Lot 7, a distance of 471.27 feet to the point of beginning; thence continue along last described course a distance of 160.0 feet to the beginning of a curve to the right having a radius of 25.0 feet and central angle of 90°; thence in a Southwesterly direction along said curve a distance of 39.27 feet; thence in a Westerly direction along a line tangent to said curve a distance of 95.71 feet to the beginning of a curve to the right having a radius of 25.0 feet and a central angle of 82°00'06"; thence in a Northwesterly direction along arc of said curve a distance of 35.78 feet to a point on the Easterly R.O.W. line of Commerce Parkway; thence in a Northerly direction along line tangent to said curve and along said R.O.W. line a distance of

06/30/1995-17132  
09:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HEL 68.50

94.84 feet to the beginning of a curve to the left having a radius of 553.32 feet and a central angle of 6°30'00"; thence in a Northerly direction along said curve and R.O.W. line a distance of 62.77 feet; thence in a Northerly direction along a line tangent to said curve and along said R.O.W. line a distance of 8.29 feet; thence 104°29'51" right, in an Easterly direction, a distance of 172.98 feet to the point of beginning.

TO HAVE AND TO HOLD unto Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; subject, however, to the following:

1. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-21077 in Probate Office.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded as Instrument #1994-3243 in Probate Office.
3. Location of power poles and lines as shown on the survey by Melvin R. Reynolds dated January 10, 1995.

IN WITNESS WHEREOF, Grantor, has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 29<sup>th</sup> day of JUNE, 1995.

BIRMINGHAM REALTY COMPANY

By: 

Its: President

STATE OF ALABAMA

)

:

COUNTY OF JEFFERSON

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Russell M. Cunningham III, whose name as President of Birmingham Realty Company, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

1995.

Given under my hand and official seal this the 29<sup>th</sup> day of June,

John E. Hauler

Notary Public

[NOTARIAL SEAL]

My commission expires: 9-19-98

Inst # 1995-17132

06/30/1995-17132  
09:01 AM CERTIFIED  
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