

SEND TAX NOTICE TO:

(Name) Wanda Davis

(Address) 25871 U.S. Highway 31

Jemison, AL 35085

✓ THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and no/100 Dollars (\$10,000.00) and the execution of purchase money mortgage to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Oliver E. Crowe, a married man, (hereinafter referred to as grantor), grant, bargain, sell and convey unto Wanda Davis (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the intersection of the West boundary of SW 1/4 of NE 1/4 of Section 4, Township 24, Range 13 East, with the South boundary line of the right-of-way of State Highway No. 25; thence run in a Southerly direction along the West boundary of said SW 1/4 of NE 1/4 125 feet; thence run in an Easterly direction and parallel with the South boundary of the right-of-way of said State Highway No. 25, 200 feet; run thence North parallel with the West boundary of said SW 1/4 of NE 1/4, 125 feet to the South boundary of right-of-way of said State Highway No. 25; run thence in a Westerly direction along the South boundary of the right-of-way of said State Highway No. 25, 200 feet to the point of beginning, being in the N 1/2 of SW 1/4 of NE 1/4 of Section 4, Township 24, Range 13 East, Shelby County, Alabama.

There is also conveyed all stock, inventory, equipment and supplies in building situated on the above described property and used in connection with the business formerly known as "Crowe's Nest", which said inventory and property are conveyed "as is" without warranty of any kind, express or implied, except the warranty of title.

01/03/1996-00009
08:44 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

1996-00009

Grantor retains a vendor's lien in the amount of One Hundred Five Thousand and no/100 Dollars (\$105,000.00) payable monthly beginning February 2, 1996 plus interest as described in separate note and mortgage.

The above described property constitutes no part of the homestead of the grantor herein.

TO HAVE AND TO HOLD to the said grantee, her heirs or assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

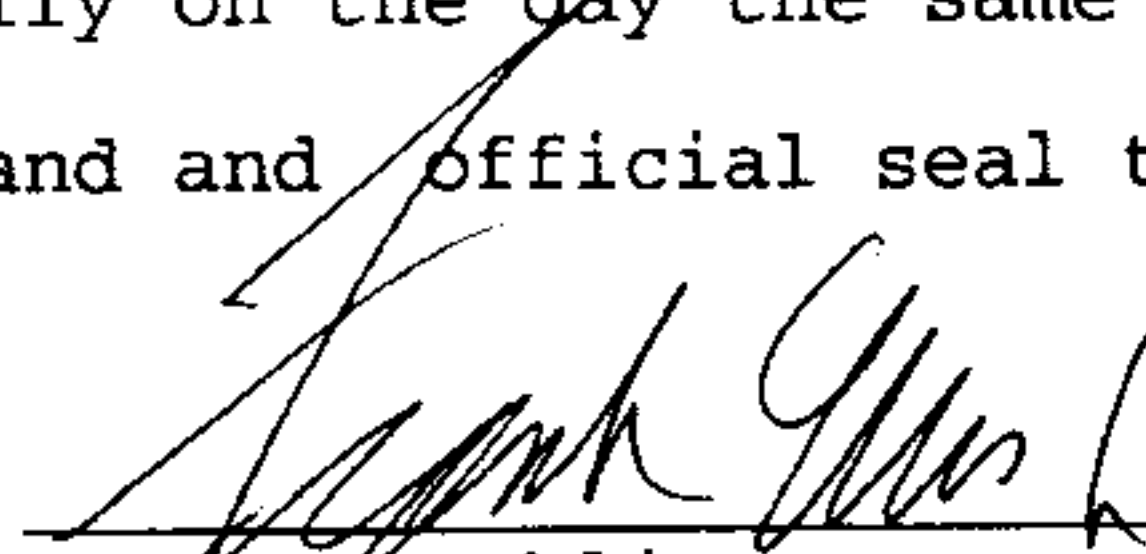
IN WITNESS WHEREOF, I, have hereunto set my hand and seal this 2nd day of January, 1996.


Oliver E. Crowe (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Oliver E. Crowe, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 1996.


Notary Public (SEAL)

Inst # 1996-00009

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