

**SEND TAX NOTICE TO:**

**THIS INSTRUMENT PREPARED BY:**

**Patricia Nix**

**NAME: C. CRAWFORD WILLIAMS, ATTORNEY**  
**ADDRESS: 2140 Eleventh Avenue South - Suite 410**  
**Birmingham, Alabama 35205**

**WARRANTY DEED: (Without Survivorship)**

**The State of Alabama** )  
 )  
**Jefferson County** )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I or we, TIMOTHY M. CRAIN, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey my 1/12th undivided interest in and to said property unto PATRICIA NIX (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lots 7 and 8 according to the Survey of Lacooosa Acres as recorded in Map Book 6, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Subject to:**

1. Taxes due in the year 1996 and subsequent years thereafter.
2. Building set back lines and easements as shown by record plat.
3. Transmission line permit to Alabama Power Company in Deed Book 167, Page 106.
4. Right of way to Shelby County in Deed Book 227, Page 155.
5. Permits to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 293, Page 109.
6. Protective covenants, restrictions, conditions and limitations in Misc. Book 11, Page 106, and Real Volume 241, Page 128.
7. Oil, gas and mineral and mining rights excepted.

**SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.**

**John Milton Crain, the Grantee of that certain deed in Deed Book 311, Page 618, in the Office of the Judge of Probate of Shelby County, Alabama is the one and same person as John M. Crain, Deceased, in Probate Case #147468, Probate Court of Jefferson County, Alabama.**

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, I have hereunto set my hand and seal, this \_\_\_\_\_ day of November, 1995.

\_\_\_\_\_ (Seal)

Timothy M. Crain (Seal)  
TIMOTHY M. CRAIN

Inst # 1996-01201

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

**State of Alabama** }

**Jefferson County )**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that TIMOTHY M. CRAIN, 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 16<sup>th</sup> day of November, 1995.

**NOTARY PUBLIC**

NAV COMM-02 001 000000 FEBRUARY 19, 1964

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