

THE TITLE GROUP
◆ INCORPORATED ◆

316 21ST STREET NORTH
BIRMINGHAM, ALABAMA 35203
(205) 251-8484
FAX: (205) 322-6175

This instrument was prepared by

(Name) Thomas W. Crawford

(Address) 2305 Chester Road Bham, AL 35223

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY THREE THOUSAND ONE HUNDRED DOLLARS AND EXECUTION OF PURCHASE MONEY MORTGAGE

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

THOMAS W. CRAWFORD AND JAMES DARDEN

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

GARY W. GARNER

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

Lot 3, Barts Subdivision as recorded in Map Book 18, Page 133, Probate
Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

The above property is no part of the homestead of grantor.

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 said grantee, his, her or 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 stated; 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 31

day of January, 19 96

(SEAL)



(SEAL)

(SEAL)



(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama
Jefferson COUNTY }

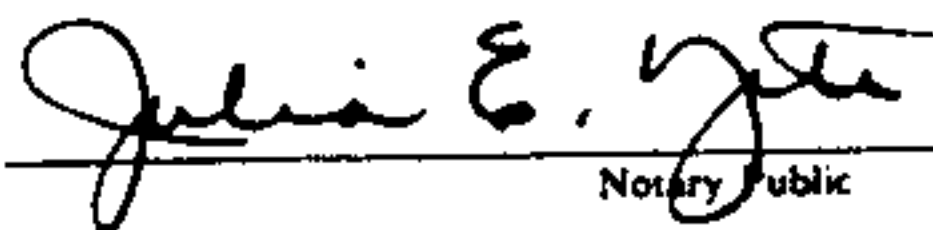
General Acknowledgment

I, the undersigned
in said State, hereby certify that Thomas W. Crawford and James Darden

a Notary Public in and for said County.

whose name(s) 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, A.D. 19 96



Notary Public

02/08/1996-04204
01:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
02.00

Inst # 1996-04204

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SHELBY COUNTY JUDGE OF PROBATE
02.00