

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME John Rudulph

James Edward McCrimmon

ADDRESS # 1 Office Park Circle, Suite 200

P.O Box 913

Birmingham, AL 35223

*Hancock Ave*  
*25072*  
*BIRMINGHAM, ALA.*

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

1998-26904  
Inst

STATE OF ALABAMA

Shelby

COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty eight thousand dollars (\$ 28,000.00)

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

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

James Edward McCrimmon

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

legal description attached hereto

\$ 23,500 of the purchase price recited above was paid for by a mortgage  
loan closed simultaneously herewith.

See Inst 1997-7595

07/15/1998-26904  
03:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOR MCD 15.50

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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set..... his.....hands(s) and seal(s), this..... 10th  
day of..... March....., 19..... 97.....

(Seal)

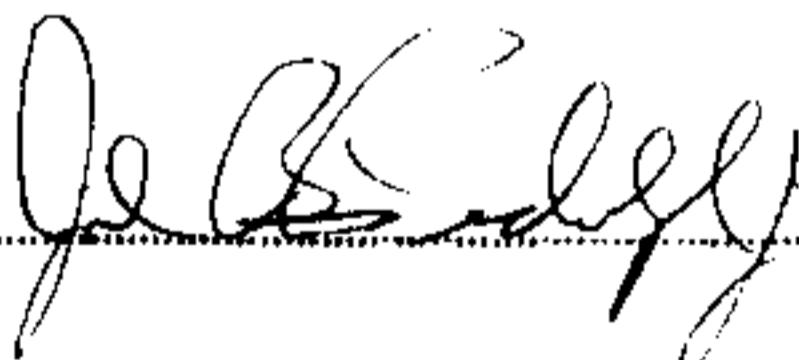
(Seal)

(Seal)

(Seal)

(Seal)

(Seal)



STATE OF ALABAMA

Jefferson

COUNTY}

General Acknowledgment

I, Doris B. Hatch, a Notary Public in and for said County, in said State, hereby certify that John B. Rudulph, Jr., 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March

A. D., 19.....

*Doris B. Hatch*  
My Commission Expires

3/29/98 TOTAL P.04

## Legal Description

A part of the NE 1/4 of the NE 1/4 of Section 2, Township 19S, Range 2E, Shelby County: Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 35, Township 18S, Range 2E and run South 54 degrees 46 minutes East 528 feet on the West boundary of Vincent-Pell City Highway, said point being the NE boundary of Plantation Pipe Line property; thence run South 10 degrees, 42 minutes East along said road boundary 649 feet to the Southeast corner of said pipeline property; thence run North 79 degrees, 18 minutes East 100 feet to a point on the East Boundary of said highway; thence run South 7 degrees East with said boundary 210 feet; thence continue with said highway boundary South 0 degrees 30 minutes East 339.6 feet to the point of beginning of this description; thence continue with said highway boundary South 3 degrees West 210 feet, thence turn 90 degrees left for a distance of 210 feet, thence turn 90 degrees left for a distance of 210 feet, thence turn 90 degrees left 210 feet to the point of beginning.

07/15/1998-26904  
03:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
15.50  
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Inst # 1998-26904