

## WARRANTY DEED

STATE OF ALABAMA )

11/03/1998-43303

COUNTY OF SHELBY )

11:21 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CML 11.50

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt and sufficiency of which are hereby acknowledged, that **LARRY BRAD CROCKER**, an unmarried man, hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **LARRY BRAD CROCKER**, an unmarried man, hereinafter called the "BUYER," together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama; thence N 0 degrees 00' 00" E assumed along the East line of said 1/4-1/4 1004.81'; thence N 84 degrees 17' 38" W 193.56' to the POINT OF BEGINNING; thence continuing N 84 degrees 17' 38" W 122.04'; thence S 90 degrees 00' 00" W 291.84'; thence N 0 degrees 06' 00" E 339.83'; thence S 81 degrees 57' 31" E 296.64'; thence N 46 degrees 01' 25" E 166.34'; thence S 0 degrees 06' 00" W 425.97' to the POINT OF BEGINNING; said described tract containing 3.1 acres, more or less.

### INGRESS, EGRESS EASEMENT

An easement for ingress to and egress from the above described property, 30 feet wide, the centerline being described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama; thence N 0 degrees 00' 00" E assumed along the East line of said 1/4-1/4 1004.81'; thence N 84 degrees 17' 38" W 315.60'; thence S 90 degrees 00' 00" W 291.84'; thence N 0 degrees 06' 00" E 339.83'; thence S 81 degrees 57' 31" E 179.60' to the POINT OF BEGINNING; thence continuing S 81 degrees 57' 31" E 117.05'; thence N 46 degrees 01' 25" E 166.34'; thence N 61 degrees 56' 08" E 101.84'; thence S 69 degrees 50' 06" E 291.59'; thence S 87 degrees 16' 13" E 119.45' to the POINT OF BEGINNING.

Subject to easements, restrictions, and rights of way of record.

The legal description set out herein was furnished to preparer by the BUYER herein and this deed was prepared without the benefit of a title search and from the survey of Steven H. Gilbert, PLS # 17507, said survey performed on or about 20 AUG 98.

TO HAVE AND TO HOLD to the said BUYER in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYER and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances,

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unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYER and the heirs and assigns of the BUYER forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 20 day of Aug, 1998, at Shelby County, Alabama.

Larry Brad Crocker  
LARRY BRAD CROCKER  
SELLER

STATE OF ALABAMA     )  
                                  )     ACKNOWLEDGMENT  
COUNTY OF SHELBY    )

I, Kimberly M. Davis, a Notary Public for the State at Large, hereby certify that LARRY BRAD CROCKER, Seller, whose name is signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20 day of Aug, 1998.

Kimberly M. Davis  
NOTARY PUBLIC  
My Commission Expires:  
My Commission Expires April 9, 2002

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas  
Attorney at Law  
P.O. Box 1422  
Calera, Alabama 35040

Closing did not occur in  
the office of preparer.

LARRY BRAD CROCKER  
409 Co. Rd 102  
MONTEVALLO, AL  
35115

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