

113471

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law
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Birmingham, Alabama 35244-2893

SEND TAX NOTICE TO:

SHERRIE K. CRAWFORD
5097 LAKE CREST CIRCLE
BIRMINGHAM, AL 35226

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED and 00/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOHN R. CRAWFORD and SHERRIE K. CRAWFORD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SHERRIE K. CRAWFORD, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 28, ACCORDING TO THE SURVEY OF SOUTHLAKE, FIRST ADDITION, AS RECORDED IN MAP BOOK 14, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. BUILDING SETBACK LINE OF 50 FEET RESERVED FROM SOUTHLAKE PARKWAY AS SHOWN BY PLAT.
3. SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHT OF WAYS, AND RELEASES OF RECORD.

\$950,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1999-09443

03/08/1999-09443
08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRM 12.00

IN WITNESS WHEREOF, the said GRANTORS, JOHN R. CRAWFORD and SHERRIE K. CRAWFORD, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of February, 1999.

John R. Crawford
JOHN R. CRAWFORD
Sherrie K. Crawford
SHERRIE K. CRAWFORD

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN R. CRAWFORD, SHERRIE K. CRAWFORD whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25 day of February, 1999.

[Signature]
Notary Public

My commission expires: 7/1/02

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