

This instrument was prepared by  
**Mitchell A. Spears**

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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: **ROBERT A. CRUTCHFIELD**  
(Name)  
(Address) 2505 Single Tree Circle  
Birmingham AL 35242

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **FIFTY EIGHT THOUSAND NINE HUNDRED and 00/100----- (\$58,900.00) DOLLARS**

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

**STEPHEN W. HILSON, a single man**

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

**ROBERT A. CRUTCHFIELD**

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH,  
AS THOUGH FULLY SET OUT HEREIN.

Inst # 1999-34112

08/13/1999-34112  
10:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 NIS 20.00

**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 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, 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 11th  
day of August, 19 99

(Seal)

  
**STEPHEN W. HILSON**

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

**SHELBY**

**County**

**General Acknowledgment**

I, the undersigned authority  
in said State, hereby certify that **STEPHEN W. HILSON**

a Notary Public in and for said County.

whose name(s) 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 11th day of AUGUST, 19 99

My Commission Expires: 9/13/2001

  
Notary Public

**EXHIBIT "A"**

**PARCEL I:**

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence East along the North line of said Section 35 a distance of 1,363.29 feet to a point; thence run South 1,113.68 feet to a point on the water line of Lay Lake and the point of beginning of the parcel being described; thence run South 69 degrees 19 minutes 18 seconds East a distance of 100.01 feet to a point on the said water line of Lay Lake; thence run South 19 degrees 48 minutes 16 seconds West a distance of 602.91 feet to a point on the North line of a public road; thence run North 74 degrees 33 minutes 17 seconds West along a chord of a curve to the right having a central angle of 20 degrees 51 minutes 27 seconds and a radius of 94.91 feet, a chord distance of 34.36 feet to the P. T. of said curve; thence run North 64 degrees 07 minutes 37 seconds West a distance of 66.11 feet to a point; thence North 19 degrees 48 minutes 16 seconds East a distance of 600.06 feet to the point of beginning.

LESS AND EXCEPT property as described in deed recorded in Inst. No. 1992-23304 in Probate Office of Shelby County, Alabama.

**PARCEL II:**

Commence at the most Southerly corner of the Stanley tract as recorded in Book 285, Page 361 in the Office of the Probate Judge of Shelby County, Alabama; thence run Northeasterly along the West line of said Stanley tract for 483.26 feet to the point of beginning of the property described herein; thence continue Northeasterly along the last described property for 119.65 feet; thence 84 degrees 07 minutes 22 seconds right and run Southeasterly for 7.98 feet; thence 92 degrees 03 minutes 20 seconds right and run Southwesterly for 119.10 feet to the point of beginning.

According to the survey of Jerry C. Couch, LS #14719, dated May 20, 1992.

**SUBJECT TO:**

- Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- 50-foot building set back line from Lay Lake for field lines as shown on survey of Joe E. Conn, Jr., dated May 5, 1986.
- Restrictions as recorded in Real Book 72, Page 171 in Probate Office.
- Title to minerals underlying caption lands with mining rights and privileges belonging there as reserved in Real Book 76, Page 426 and Deed Book 145, Page 165 in Probate Office.
- Rights acquired by Alabama Power Company recorded in Deed Book 242, Page 369.
- Transmission lines, if any, in evidence through use.

**SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN AND HIS SPOUSE TRACY CRUTCHFIELD IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY IN THE SUM OF \$50,000.00 EXECUTED ON EVEN DATE HERewith.**

DATED: 8-11-99

  
Stephen W. Hilson

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