

This property does not constitute
homestead for the Grantor.

Send Tax Notice:
Charles R. Cronk
760 15th Street
Calera, Alabama 35040

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Two Thousand Dollars and 00/100 (\$62,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jimmie D. Lunsford and wife, Mary C. Lunsford hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Charles R. Cronk, a single person, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 2 and 3, Block 51, according to the Map of J. H. Dunstan's Survey of the Town of Calera, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 27th day of October, 1999 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS

Jimmie D. Lunsford (L.S.)
Jimmie D. Lunsford

Mary C. Lunsford (L.S.)
Mary C. Lunsford

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Jimmie D. Lunsford and Mary C. Lunsford which are 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, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 27th day of October, 1999.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5/12/2000

✓ THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 865-4357

11/01/1999-44836
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HWS 9.50

Inst # 1999-44836