WARRANTY DEED

Inst # 2000-03826

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

02/07/2000-03826
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 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 **DEWEY F. CROWSON, and INA S. CROWSON, a married couple**, hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **CAROL C. ROSE, a widow**, 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:

Being situated in the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, Section 13, Township 22 South, Range 2 West and being described as follows: Commence at the SE Corner of the NW 1/4 of the NE 1/4 of said section and run North 87 degrees 02' 44" West 151.61 to the Point of Beginning; thence South 80 degrees 40' 44" West and run 29.29; thence South 74 degrees 41' 03" West and run 100.48; thence North 30 degrees 34' 48" East and run 414.44 to the westerly right of way of Leach Cemetary Road; thence South 11 degrees 49' 23" East along said right of way run 175.37; thence South 34 degrees 54' 11" West and leaving said right of way run 40.81; thence South 18 degrees 50' 25" West and run 83.00; thence South 32 degrees 22' 51" West and run 39.94; thence South 80 degrees 40' 44" West and run 50.08 to the Point of Beginning. Containing 0.81 acres more or less.

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

The legal description set out herein was furnished to preparer by the SELLERS herein and this deed was prepared without the benefit of a survey or a title search.

TO HAVE AND TO HOLD to the said BUYER in fee simple 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, 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 27 day of JAN., 2000, at Shelby County, Alabama.

Dewey F. Crowson
DEWEY F. CROWSON
SELLER

Ina S. Crowson
INA S. CROWSON
SELLER

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public for the State at Large, hereby certify that DEWEY F CROWSON and INA S. CROWSON, SELLERS, whose names 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, they executed the same voluntarily on the day the same bears date

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 21st day of January, 2000.

Carlene R. Hadaway
NOTARY PUBLIC
My Commission Expires:
My Commission Expires Dec. 1, 2001

THIS INSTRUMENT PREPARED BY:

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

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