


✓ This Instrument was prepared by:
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P. O. Box 563
Fairfield, Alabama 35064

Send Tax Notice To:
Carolyn Crawford
112 Juniper Circle
Pelham, AL 35124

STATE OF ALABAMA)
: WARRANTY DEED
COUNTY OF JEFFERSON)


20020710000319020 Pg 1/1 13.50
Shelby Cnty Judge of Probate, AL
07/10/2002 12:48:00 FILED/CERTIFIED

THIS INDENTURE, made and entered into on this the 1st day of **July, 2002**, by and between **Jerry D. Gaut, a single man**, hereinafter referred to as Grantor(s), and **Carolyn Crawford**, hereinafter referred to as Grantee(s):

WITNESSETH:

That for and in consideration of the sum of **One Hundred Thirty Seven Thousand, Eight Hundred Eighty Three Dollars**, and 00/100, (**\$137,883.00**), the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of **Shelby**, State of Alabama, to wit:

Lot 99, according to the Survey of Ivy Brook Phase Two Third Addition, as recorded in Map Book 21, Page 20, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of Shelby County, Alabama.

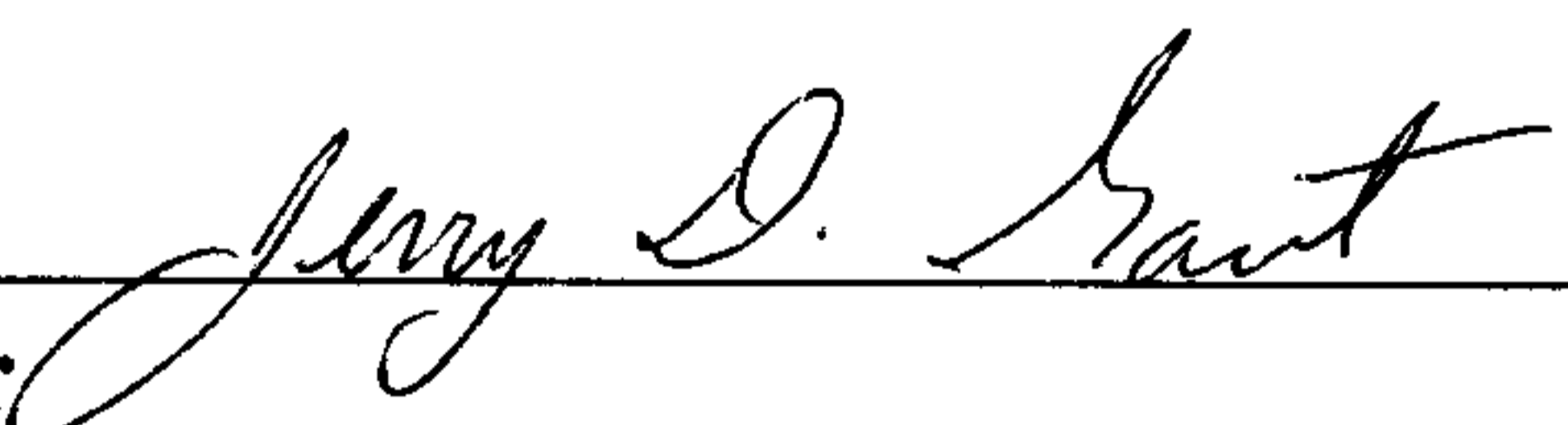
GRANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HERewith A PURCHASE MONEY MORTGAGE IN FAVOR OF Southern Unity Mortgage for \$135,751.00.

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

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

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.

Jerry D. Gaut, Grantor 

STATE OF ALABAMA)
: Acknowledgment
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Jerry D. Gaut, a single man**, 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/they executed the same voluntarily as his/her act on the day the same bears date.

Given under my hand and official seal this the 1st day of **July, 2002**.

Notary Public
My Commission Expires: May 28, 2005

