

This instrument was prepared by:
L. Brooks Burdette
1930 Edwards Lake Rd. Ste. 126
Birmingham, AL 35235

Send Tax Notice To:

Fay R. Palmertree
90 Tecumseh Circle
Montevallo, AL 35115

20040423000209720 Pg 1/1 40.50
Shelby Cnty Judge of Probate, AL
04/23/2004 08:41:00 FILED/CERTIFIED

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800
300
1200

WARRANTY DEED-

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Forty Six Thousand Five Hundred dollars and Zero cents (\$146,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Ben W. McCrory and wife, Gloria B. McCrory**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Fay R. Palmertree, a single woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, according to the survey of Shoal Creek Highlands, First Sector, as recorded in Map Book 13, page 39, in the Probate Office of Shelby County, Alabama; Situated in Shelby County, Alabama.

This Deed is being made pursuant to that certain provisions of the Final Order on Petition for Sale of Real Property in the matter of the Estate of Gloria Braughton McCrory rendered by Ben Watts McCrory Conservator, together with his attorney, J. Frank Head, and Sanford D. Hatton, Jr., Guardian ad Litem for Gloria Braughton McCrory in the Probate Court of Shelby County, Alabama under Case Number 41-246 and signed by Patricia Yeager Fuhrmeister Probate Judge April 8, 2004.

\$117,200.00 of the consideration herein was derived from a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND 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 the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th day of April, 2004.

(SEAL)

Ben W. McCrory
Ben W. McCrory

(SEAL)

(SEAL)

Ben W. McCrory
Ben W. McCrory as Conservator of Gloria
B. McCrory per Shelby County Probate
case number 41-246

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, Ray Alverson, a Notary Public in and for the said County, Shelby State, hereby certify that **Ben W. McCrory and Ben W. McCrory as Conservator of Gloria B. McCrory, per Shelby County Probate case number 41-246** whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 12th day of April, 2004.

MY COMMISSION EXPIRES JULY 27, 2005

4-216

Ray Alverson
, Notary Public

