


SEND TAX NOTICE TO:
Juan C. Gallo
78 Highway 204
Montevallo, Alabama 35115

This instrument was prepared by
Joseph Somma
Attorney at Law
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223


20040514000254520 Pg 1/2 22.00
Shelby Cnty Judge of Probate, AL
05/14/2004 08:23:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Eight Thousand Five Hundred dollars & no cents (\$158,500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Larry Brad Crocker a single man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Juan C. Gallo a married man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' FOR COMPLETE LEGAL DESCRIPTION AND MADE A PART OF
HEREWITH.

SUBJECT TO:(1) TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS. (2) EASEMENTS,
RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, LIMITATIONS, COVENANTS AND
CONDITIONS OF RECORD, IF ANY. (3) MINERAL AND MINING RIGHTS, IF ANY.

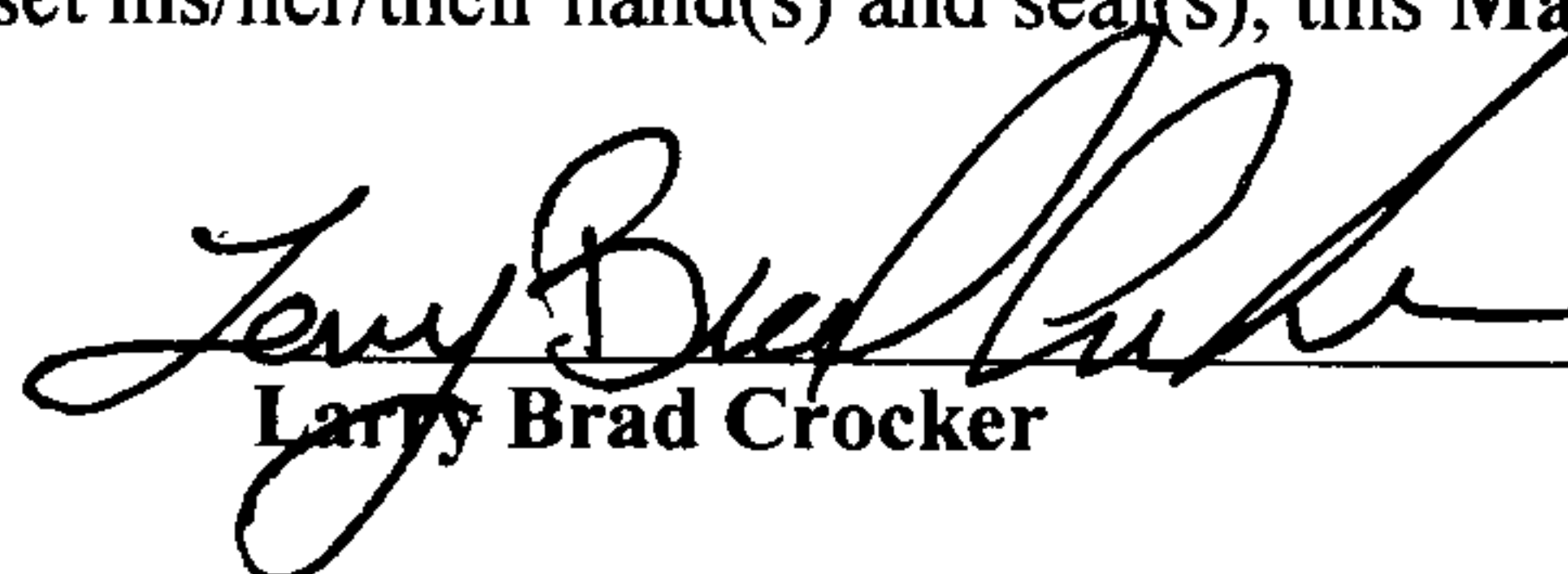
\$150,570.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

Larry Brad Crocker and Brad Crocker are one in the same person.

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 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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **May 7, 2004** .


Larry Brad Crocker (Seal)

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Larry Brad Crocker a single man** , whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2004

Notary Public.

(Seal)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 24, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Exhibit "A"

20040514000254520 Pg 2/2 22.00
Shelby Cnty Judge of Probate, AL
05/14/2004 08:23:00 FILED/CERTIFIED

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 3 WEST, THENCE NORTH 1004.81 FEET TO AN POINT, THENCE N 84°17'38" WEST 193.56 FEET TO AN EXISTING CAPPED IRON, AT THE POINT OF BEGINNING, THENCE NORTH 84°17'38" WEST 122.04 FEET TO AN EXISTING CAPPED IRON, THENCE WEST 291.50 FEET TO AN EXISTING CAPPED IRON, THENCE NORTH 0°06'00" EAST 339.83 FEET TO AN EXISTING CAPPED IRON, THENCE SOUTH 81°57'31" EAST 296.64 FEET TO AN EXISTING CAPPED IRON, THENCE NORTH 46°01'25" EAST 166.34 FEET TO A SET 1/2" CAPPED IRON, THENCE SOUTH 0°08'45" WEST 425.97 FEET TO AN EXISTING CAPPED IRON, BACK TO THE POINT OF BEGINNING. SAID LAND LYING IN THE NW 1/4 OF THE SW 1/4 AND IN THE SW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

ALSO, AN EASEMENT FOR INGRESS AND EGRESS FROM THE ABOVE DESCRIBED PROPERTY, 30 FEET WIDE, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 3 WEST, THENCE NORTH 1004.81 FEET TO AN POINT, THENCE NORTH 84°17'38" WEST 315.60 FEET TO AN EXISTING IRON, THENCE WEST 291.50 FEET TO AN EXISTING IRON, THENCE NORTH 0°06'00" EAST 339.83 FEET TO AN EXISTING IRON, THENCE SOUTH 81°57'31" EAST 179.60 FEET TO A POINT AND THE POINT OF BEGINNING OF SAID CENTERLINE OF SAID EASEMENT, THENCE SOUTH 81°57'31" EAST 117.04 FEET TO AN EXISTING IRON, THENCE NORTH 46°01'25" EAST 166.34 FEET TO AN SET 1/2" CAPPED IRON, THENCE NORTH 61°56'08" EAST 101.84 FEET TO AN POINT, THENCE SOUTH 69°50'06" EAST 291.59 FEET TO AN POINT, THENCE SOUTH 87°16'13" EAST 119.45 FEET TO AN POINT, AND THE POINT OF ENDING OF SAID CENTERLINE.

ALSO,

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 3 WEST, 1003.55 FEET NORTH OF THE SOUTHEAST CORNER OF THE SAID QUARTER-QUARTER SECTION, GO LEFT AT AN ANGLE OF 84 DEGREES 04 MINUTES FOR A DISTANCE OF 315.73 FEET; THENCE LEFT AT AN ANGLE OF 5 DEGREES 56 MINUTES FOR A DISTANCE OF 291.84 FEET; THENCE RIGHT AT AN ANGLE OF 90 DEGREES 06 MINUTES FOR A DISTANCE OF 606.58 FEET; THENCE RIGHT AT AN ANGLE OF 76 DEGREES 54 MINUTES FOR A DISTANCE OF 469.58 FEET; THENCE RIGHT AT AN ANGLE OF 55 DEGREES 53 MINUTES FOR A DISTANCE OF 345.78 FEET; THENCE RIGHT AT AN ANGLE OF 18 DEGREES 58 MINUTES FOR A DISTANCE OF 276.58 FEET; THENCE RIGHT AT AN ANGLE OF 67 DEGREES 59 MINUTES FOR A DISTANCE OF 345.34 FEET; THENCE RIGHT AT AN ANGLE OF 43 DEGREES 18 MINUTES FOR A DISTANCE OF 16.26 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

LBC