

Send tax notice to:  
Evelyn Townsend  
1165 King Arthur Court  
Alabaster, Alabama 35007

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #345  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nineteen Thousand Five Hundred and 00/100 Dollars (\$119,500.00) in hand paid to the undersigned, Clifton H. Craft and Laurieann J. Craft, husband and wife (hereinafter referred to as "Grantor") by Evelyn L. Townsend, an unmarried woman, (hereinafter referred to as Grantee), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, According to the map and survey of Spring Gate, Sector One, Phase Three, as recorded in Map Book 20, Page 82, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$113,525.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators  
and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the \_  
day of 26<sup>th</sup> of November, 2004.

Clifton H. Craft, by his attorney in fact, Laurieann J. Craft

Clifton H. Craft, by his attorney in fact  
Laurieann J. Craft

Laurieann J. Craft  
Laurieann J. Craft

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifton H. Craft and Laurieann J. Craft, husband and wife, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of November, 2004.

(Notary Seal)

[Signature]  
Notary Public

Print Name: Charles D. Stewart, Jr.  
Commission Expires:

4-13-08

