



20050303000100590 Pg 1/2 94.00
Shelby Cnty Judge of Probate, AL
03/03/2005 12:32:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
ROBERT H. STARR, ATTORNEY
1275 CENTER POINT PARKWAY, STE. 100
BIRMINGHAM, ALABAMA 35215
(205) 853-3911

SENT TAX NOTICE TO:
Martha H. Mosley

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY FIVE THOUSAND DOLLARS AND 00/100 (\$75,000.00)-----
to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEES herein, the receipt
whereof is acknowledged, I or we,

SHERRY L. CROWDER AKA SHERRY C. CHAVIS, A MARRIED WOMAN AND
LARRY EARL CROWDER, A MARRIED MAN, INDIVIDUALLY AND AS CO-
EXECUTORS FOR THE ESTATE OF GEORGIA SEALE CROWDER, DECEASED,
JEFFERSON COUNTY, ALABAMA, PROBATE COURT CASE NO.: 129282;
KENNETH S. CROWDER, A MARRIED MAN; REBECCA C. FINLEY, A MARRIED
WOMAN AND THOMAS ELLIOTT CROWDER, A MARRIED MAN

(herein referred to as grantors) do grant, bargain, sell and convey unto,

MARTHA E. MOSLEY AND BEAU B. MOSLEY

(herein referred to as grantees) as joint tenants, with right of survivorship, the following described real
estate situated in SHELBY COUNTY, Alabama to-wit:

From the Northeast corner of the Southwest quarter of Section 1, Township 24
North, Range 15 East run South along East boundary of said Southwest quarter,
a distance of 495.0 feet; thence turn 50 degrees 40 minutes right and run
541.44 feet to the point of beginning of herein described parcel of land;
thence continue along aforementioned course a distance of 287.20 feet; thence
turn 60 degrees 38 minutes 30 seconds right and run 45.0 feet; thence turn
102 degrees 11 minutes 40 seconds right and run 258.36 feet; thence turn 78
degrees 45 minutes 40 seconds right and run 131.33 feet to the point of
beginning, according to survey of Sam W. Hickey, Registered Land Surveyor.

TOGETHER WITH A 1976 EMBASSY TRAILER 24 X 68 MOBILE HOME.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR SPOUSES OF
THE GRANTORS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND
BUILDING SET-BACK LINES OF RECORD.

SUBJECT TO TAXES FOR CURRENT YEAR.

PARCEL ID NUMBER: 33-1-01-0-001-015.001

SAMUEL O. CROWDER, THE OTHER GRANTEE IN DEED RECORDED IN DEED BOOK 305, PAGE 117,
PREDECEASED GEORGIA S. CROWDER (AKA GEORGIA SEALE CROWDER) SAMUEL HAVING DIED
ON MAY 24, 1981.

THOMAS ELLIOTT CROWDER AND THOMAS E. CROWDER IS ONE AND THE SAME PERSON.

LARRY EARL CROWDER AND LARRY E. CROWDER ARE ONE AND THE SAME PERSON.

To Have and To Hold unto the said Grantees Martha E. Mosley and Beau B. Mosley
survivorship their heirs and assignees, forever; it being the intention of the parties to this conveyance,
that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees
herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this 05 day of February, 2005.

WITNESS

Sherry I. Crowder aka Sherry C. Chavis
Individually and as Co-Executor for
the Estate of Georgia Seale Crowder,
Deceased, Jefferson County, Alabama
Probate Case No. 129282

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Sherry I. Crowder aka Sherry C. Chavis
Sherry I. Crowder aka Sherry C. Chavis
Individually and as Co-Executor for the Estate
Of Georgia Scale Crowder, Deceased, Jefferson
County, Alabama, Probate Case No. 129282

Kenneth S. Crowder

Larry Earl Crowder
Individually and as Co-Executor for the Estate
Of Georgia Scale Crowder, Deceased, Jefferson
County, Alabama, ProbateCase No, 129282 ,

Rebecca C. Finley

County, Alabama, Probate Case No. 129282
 Plaintiff & Co-Exec. for the
 Estate of Doris S. C. C. deceased Jeff. C. C.
 vs. Probate Case # 129282

**Thomas Elliott Crowder, by his Attorney
in Fact, Larry E. Crowder**

STATE OF ALABAMA
COUNTY OF JEFFERSON

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **SHERRY L. CROWDER AKA SHERRY C. CHAVIS, A MARRIED WOMAN AND LARRY EARL CROWDER, A MARRIED MAN, INDIVIDUALLY AND AS CO-EXECUTORS FOR THE ESTATE OF GEORGIA SEALE CROWDER, DECEASED, JEFFERSON COUNTY, ALABAMA, PROBATE COURT CASE NO.: 129282; KENNETH S. CROWDER, A MARRIED MAN; REBECCA C. FINLEY, A MARRIED WOMAN**, 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, they executed the same, voluntarily on the day ~~the~~ same bears date.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/22/27

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that **LARRY E. CROWDER**, whose name as Attorney in Fact for **THOMAS E. CROWDER**, a married man, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he (or she) in his (or her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 25 day of Feb, 2005

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/22/50