20050317000121590 1/1 $12.00
Shelby Cnty Judge of Probate, AL
03/17/2005 02:34:40PM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Lilly Cathryn Crowson
607 Cahaba Manor Trail
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ninety six thousand and no/100 ($96,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Juanna Boozer Edwards f/k/a Juanna L. Boozer and Delbert Edwards, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Lilly Cathryn Crowson** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 24-A, according to the Map and Resurvey of Lots 21, 22, 23, 24, part of Lot 25 and vacated portion of Cahaba Manor Trail, Cahaba Manor Town Homes, 3rd Addition, as recorded in Map Book 10, Page 73, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

Juanna L. Boozer and Juanna Boozer Edwards are one and the same person.

$94,516.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.
$5,750.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of March, 2005.

Juanna Boozer Edwards f/k/a Juanna L. Boozer

Delbert Edwards

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Juanna Boozer Edwards f/k/a Juanna L. Boozer and Delbert Edwards, wife and husband** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of March, 2005.

Notary Public
My Commission Expires: 02-25-09