## INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

P.O. Box 119 Montevallo, AL 35115-0091 205/665-5102

205/665-5076

(Address)

Send Tax Notice to: B. C. Crocker

18320 Highway 139

Brierfield, AL 35035 \*\*\*MINIMUM VALUE: \$10,000.00\*\*\*

Warranty Deed

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Shelby Cnty Judge of Probate, AL 05/05/2005 09:54:05AM FILED/CERT

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, LILLIAN CROCKER, an unmarried woman; LARRY CROCKER, a married man; and B. C. CROCKER, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto LARRY CROCKER and B. C. CROCKER, (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of real property situated in Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described, as follows:

Commence at the North right of way of Shelby County Road 22 and East right of way of Alabama Highway 119; thence run East along North right of way of Shelby County Road 22 for 148 feet to point of beginning; thence continue East for 145 feet; thence run North 210 feet; thence run West 145 feet; thence run South 210 feet to point of beginning, being situated in Shelby County, Alabama.

THE PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER OF THE MARRIED GRANTORS, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

SOURCE OF TITLE: Instrument recorded in the Office of the Probate Judge, Shelby County, Alabama, at Book 397, Page 418.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT, HERETO ATTACHED AS EXHIBIT "A", AND THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBITS "B" AND "C", RESPECTIVELY, ALL OF WHICH ARE INCORPORATED HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

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 grantee, his, her or 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 stated 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 grantee his her or their heirs and assigns forever against the lawful claims of all nersons

ballio to the bard Similton, life, field of them here and at	Joigno forever, against the lawful claims of all persons.
IN WITNESS WHEREOF, I (we) have hereing 2005.	unto set my (our) hand(s) and seal(s), this $\frac{2}{2}$ day of
The contract	Lang Craken
LILLIAN CROCKER	LARRY CROCKER
BC Crocker	Shelby County, AL 05/05/2005 State of Alabama
B. C. CROCKER	Deed Tax:\$10.00
STATE OF ALABAMA )	
COUNTY OF SHELBY	

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LILLIAN CROCKER, 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

My commission expires:

**2**005.

STATE OF ALABAMA	)
COUNTY OF SHELBY	)

200505050000215270 2/8 \$43.00 Shelby Cnty Judge of Probate, AL 05/05/2005 09:54:05AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY CROCKER, 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 executed same voluntarily on the day the same bears date.

Given under my hand and official seal this  $\frac{28\%}{2005}$  day of  $\frac{1}{2005}$ .

Notary Public

My commission expires: \( \sum \frac{17}{17} \)

STATE OF ALABAMA )
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **B. C. CROCKER**, 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 executed same voluntarily on the day the same bears date.

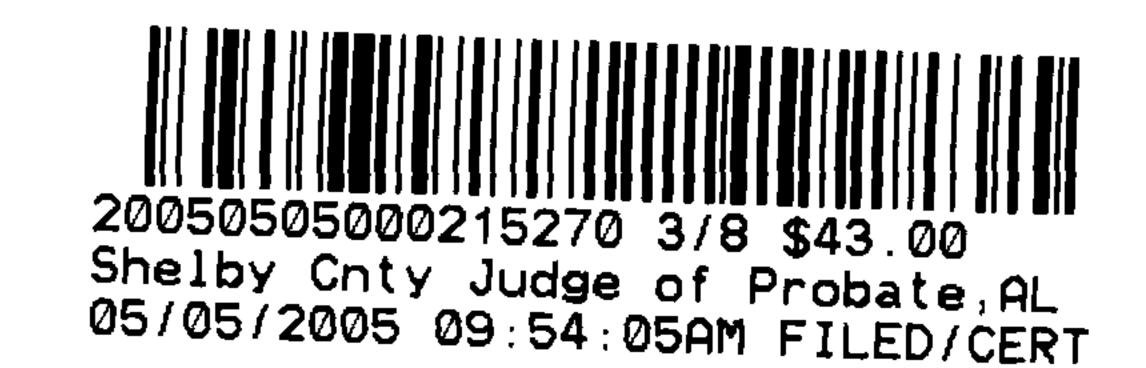
Given under my hand and official seal this 2 day of

3 2005.

Notary Public

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My commission expires:



## HEIRSHIP AFFIDAVIT (Exhibit "A")

COME NOW Lillian Crocker, Larry Crocker and B. C. Crocker, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say, as follows:

- 1. The Affiants herein are all over the age of nineteen (19) years, have personal knowledge of the facts stated herein, and are competent to execute this Affidavit.
- 2. On or about June 9, 1966, by virtue of Warranty Deed, with Right of Survivorship, recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 243, Page 218, Lillian Crocker and her husband, A. C. Crocker became the record title holders of certain property situated in Shelby County, Alabama, and subsequently conveyed a portion of said property, thereby retaining real property situated in Shelby County, Alabama, specifically described, as follows:

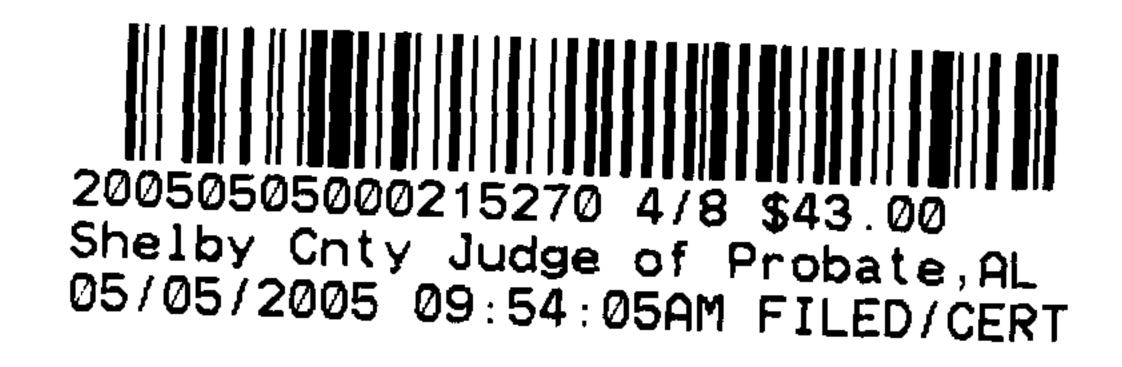
A parcel of real property situated in Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described, as follows: Commence at the North right of way of Shelby County Road 22 and East right of way of Alabama Highway 119; thence run East along North right of way of Shelby County Road 22 for 148 feet to point of beginning; thence continue East for 145 feet; thence run North 210 feet; thence run West 145 feet; thence run South 210 feet to point of beginning, being situated in Shelby County, Alabama.

- 3. A. C. Crocker, a grantee regarding the aforementioned conveyance, died on or about February 12, 1978, and by virtue of the survivorship provisions within the aforementioned deed of conveyance, Lillian Crocker became the sole owner of the above described real property.
- 4. On or about March 23, 1992, Lillian Crocker conveyed said real property to Arvis Crocker, Larry Crocker and B. C. Crocker, thereby, retaining a life estate in and to herself, for and during the term of her own life. Said deed was recorded in the Office of the Probate Judge, Shelby County, Alabama, at Book 397, Page 418.
- 5. Arvis Crocker, Larry Crocker and B. C. Crocker were the only children ever born to A. C. Crocker and Lillian Crocker, and there were no children ever adopted by A. C. Crocker and Lillian Crocker.
- 6. Arvis Crocker died intestate on or about June 22, 2002, while residing in Chilton County, Alabama, leaving no spouse or natural children or adopted children to survive him, and the next-of-kin and heirs-at-law of said Arvis Crocker, all of whom are over the age of nineteen (19) years, and of sound mind, are hereinafter designated, as follows:

Lillian Crocker (surviving mother) 7011 Highway 22 Montevallo, Alabama 35115

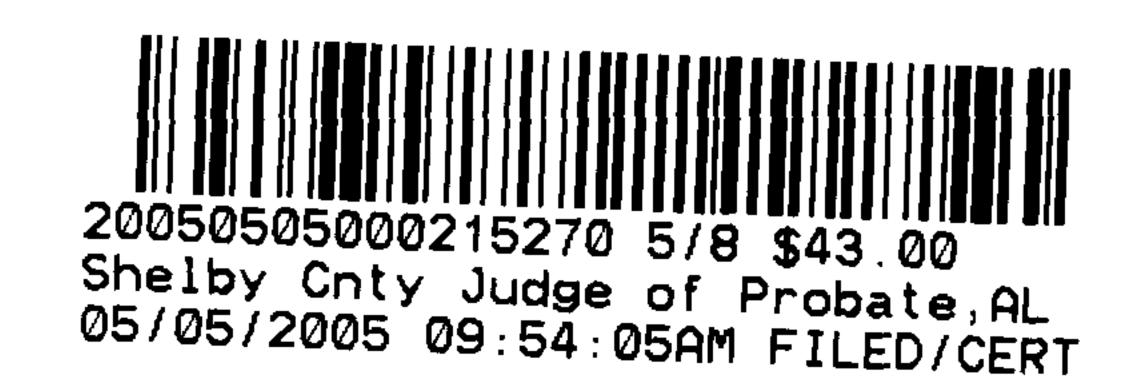
Larry Crocker (surviving brother)
79 Farrington Road
Brierfield, Alabama 35035

B. C. Crocker (surviving brother) 18320 Highway 139 Brierfield, Alabama 35035



- 7. No probate proceedings have been established regarding Arvis Crocker, and none are anticipated.
- 8. All debts and charges against the estate of Arvis Crocker have been paid or otherwise satisfied.

9. There are no parties or entities who have made	claims to any right, title or interest in
and to the above described real property, other than the Afr	fiants herein.
FURTHERMORE, the Affiants saith naught.	
	LILLIAN CROCKER, Affiant
STATE OF ALABAMA ) COUNTY OF SHELBY )	
Sworn to and subscribed before me this <u>Jylk</u> day	of
	LARRY CROCKER, Affiant
STATE OF ALABAMA ) COUNTY OF SHELBY ) Sworn to and subscribed before me this day	of April2005.
	Notary Public My Commission Expires: 5/17/07
	B. C. CROCKER, Affiant
STATE OF ALABAMA ) COUNTY OF SHELBY )	
Sworn to and subscribed before me this \(\frac{\fir}{\frac}\frac{\frac{\frac{\fir}{\frac{\frac{\frac{\frac}\f{\frac{\frac{\frac{\frac{\fr	of



STATE OF ALABAMA )
COUNTY OF SHELBY )

## DISINTERESTED PARTY AFFIDAVIT (Exhibit "B")

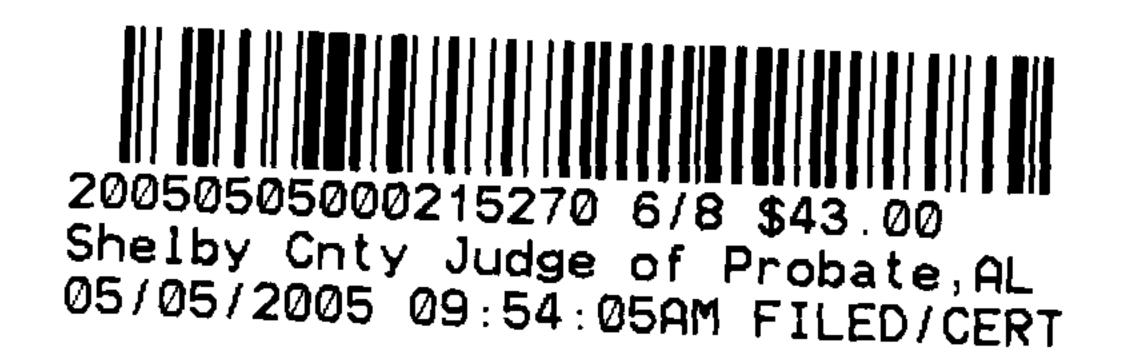
COMES NOW Debra F. Brown of 83 Norris Lane, Alabaster, Alabama 35007, as "Affiant" herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

- 1. The Affiant herein is over the age of forty-eight (48) years, has personal knowledge of the facts stated herein, and is competent to execute this Affidavit. Furthermore, said Affiant has no personal or pecuniary interest in that certain hereinafter described real property, neither is said Affiant related to the record title owners of the hereinafter described real property.
- 2. On or about June 9, 1966, by virtue of Warranty Deed, with Right of Survivorship, recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 243, Page 218, Lillian Crocker and her husband, A. C. Crocker, became the record title holders of certain property situated in Shelby County, Alabama, and subsequently conveyed a portion of said property, thereby retaining real property situated in Shelby County, Alabama, specifically described, as follows:

A parcel of real property situated in Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described, as follows: Commence at the North right of way of Shelby County Road 22 and East right of way of Alabama Highway 119; thence run East along North right of way of Shelby County Road 22 for 148 feet to point of beginning; thence continue East for 145 feet; thence run North 210 feet; thence run West 145 feet; thence run South 210 feet to point of beginning, being situated in Shelby County, Alabama.

- 3. A. C. Crocker, a grantee regarding the aforementioned conveyance, died on or about February 12, 1978, and by virtue of the survivorship provisions within the aforementioned deed of conveyance, Lillian Crocker became the sole owner of the above described real property.
- 4. On or about March 23, 1992, Lillian Crocker conveyed said real property to Arvis Crocker, Larry Crocker and B. C. Crocker, thereby, retaining a life estate in and to herself, for and during the term of her own life. Said deed was recorded in the Office of the Probate Judge, Shelby County, Alabama, at Book 397, Page 418.
- 5. Arvis Crocker, Larry Crocker and B. C. Crocker were the only children ever born to A. C. Crocker and Lillian Crocker, and there were no children ever adopted by A. C. Crocker and Lillian Crocker.
- 6. Arvis Crocker died on or about June 22, 2002, while residing in Chilton County, Alabama, leaving no spouse or natural children or adopted children to survive him, and Arvis Crocker was survived by his mother and two brothers, all of whom are over the age of nineteen (19) years, and of sound mind, are hereinafter designated, as follows:

Lillian Crocker (surviving mother) 7011 Highway 22 Montevallo, Alabama 35115



Larry Crocker (surviving brother)
79 Farrington Road
Brierfield, Alabama 35035

B. C. Crocker (surviving brother) 18320 Highway 139 Brierfield, Alabama 35035

7. Affiant is not aware of any parties or entities who have made claims to any right, title or interest in and to the above described real property, other than Lillian Crocker, Larry Crocker and B. C. Crocker.

FURTHERMORE, the Affiant saith naught.

DEBRA F. BROWN, Affiant

STATE OF ALABAMA
COUNTY OF SHELBY

) (Cabama ) Skelby

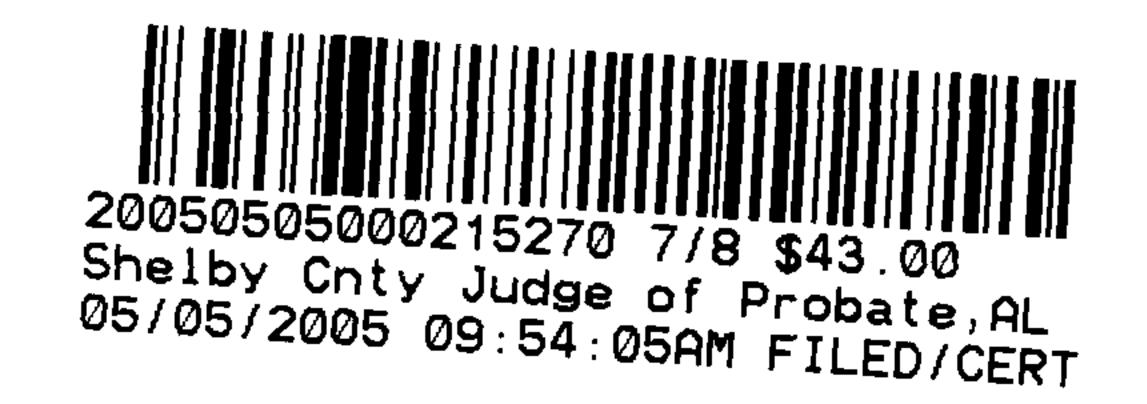
Sworn to and subscribed before me this <u>28</u> day of <u>Upril</u>

01 <u>upur</u>

, 2005.

Notary Public

My Commission Expires: 05/04/08



STATE OF ALABAMA	)
COUNTY OF SHELBY	)

## DISINTERESTED PARTY AFFIDAVIT (Exhibit "C")

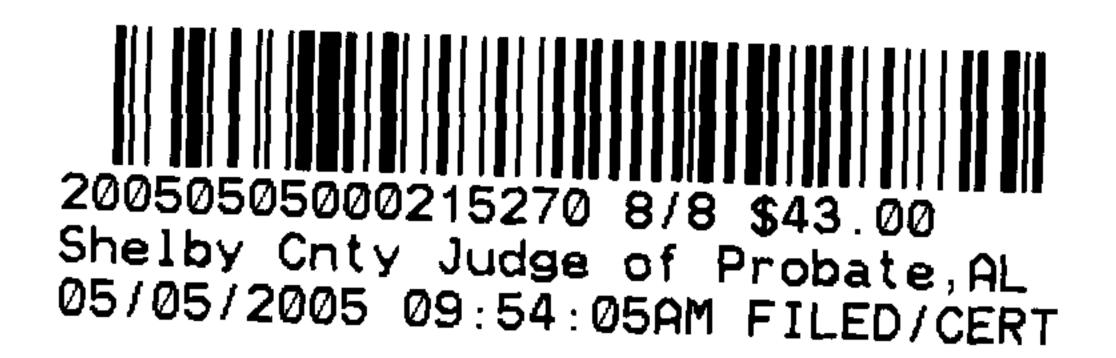
COMES NOW Harold David Cummings, whose mailing address is P. O. Box 657, Montevallo, Alabama 35115, as "Affiant" herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

- 1. The Affiant herein is over the age of fifty-five (55) years, has personal knowledge of the facts stated herein, and is competent to execute this Affidavit. Furthermore, said Affiant has no personal or pecuniary interest in that certain hereinafter described real property, neither is said Affiant related to the record title owners of the hereinafter described real property.
- 2. On or about June 9, 1966, by virtue of Warranty Deed, with Right of Survivorship, recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 243, Page 218, Lillian Crocker and her husband, A. C. Crocker, became the record title holders of certain property situated in Shelby County, Alabama, and subsequently conveyed a portion of said property, thereby retaining real property situated in Shelby County, Alabama, specifically described, as follows:

A parcel of real property situated in Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described, as follows: Commence at the North right of way of Shelby County Road 22 and East right of way of Alabama Highway 119; thence run East along North right of way of Shelby County Road 22 for 148 feet to point of beginning; thence continue East for 145 feet; thence run North 210 feet; thence run West 145 feet; thence run South 210 feet to point of beginning, being situated in Shelby County, Alabama.

- 3. A. C. Crocker, a grantee regarding the aforementioned conveyance, died on or about February 12, 1978, and by virtue of the survivorship provisions within the aforementioned deed of conveyance, Lillian Crocker became the sole owner of the above described real property.
- 4. On or about March 23, 1992, Lillian Crocker conveyed said real property to Arvis Crocker, Larry Crocker and B. C. Crocker, thereby, retaining a life estate in and to herself, for and during the term of her own life. Said deed was recorded in the Office of the Probate Judge, Shelby County, Alabama, at Book 397, Page 418.
- 5. Arvis Crocker, Larry Crocker and B. C. Crocker were the only children ever born to A. C. Crocker and Lillian Crocker, and there were no children ever adopted by A. C. Crocker and Lillian Crocker.
- 6. Arvis Crocker died on or about June 22, 2002, while residing in Chilton County, Alabama, leaving no spouse or natural children or adopted children to survive him, and Arvis Crocker was survived by his mother and two brothers, all of whom are over the age of nineteen (19) years, and of sound mind, are hereinafter designated, as follows:

Lillian Crocker (surviving mother) 7011 Highway 22 Montevallo, Alabama 35115



Larry Crocker (surviving brother) 79 Farrington Road Brierfield, Alabama 35035

B. C. Crocker (surviving brother) 18320 Highway 139 Brierfield, Alabama 35035

7. Affiant is not aware of any parties or entities who have made claims to any right, title or interest in and to the above described real property, other than Lillian Crocker, Larry Crocker and B. C. Crocker.

FURTHERMORE, the Affiant saith naught.

Hand Warrel Comes
HAROLD DAVID CUMMINGS, Affiant

STATE OF ALABAMA	)
COUNTY OF SHELBY	)

Sworn to and subscribed before me this \( \frac{1}{2} \) day of \_

Notary Public

My Commission Expires: