

20050602000268020 1/2 \$23.50
Shelby Cnty Judge of Probate, AL
06/02/2005 03:29:15PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ~~One Hundred Eighty-Nine Thousand~~
~~Nine Hundred~~ \$189,900.00) in hand paid to the undersigned **CLAUDIUS HUGH CRAWFORD, III , A SINGLE**
PERSON , (herein referred to as **GRANTORS**) in hand paid by

MICHAEL D. BASSETT

herein referred to as **GRANTEES**, herein the receipt and sufficiency of which are hereby acknowledged, Grantors
do, by these presents, GRANT, BARGAIN, SELL and CONVEY unto GRANTEES, ~~as joint tenants with right of~~
~~survivorship~~, the following described real estate, situated in SHELBY County , ALABAMA, to-wit:

Lot 41, according to the Final Plat of Narrows Point-Phase 4, as recorded in Map Book 31, Page 105, in
the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE 2005 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH
ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF
DAMAGES RELATING THERETO NOT OWNED BY GRANTORS.

EASMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS AND CONDITIONS OF RECORD.

\$ 180,405.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, ~~as joint tenants with right of survivorship~~, their heirs,
executors, administrators and assigns forever.

The GRANTORS do for themselves, their heirs and assign, covenant with the said GRANTEES, their
executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free
from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid;
and that they will and their heirs, executors, administrators and assigns forever warrant and defend against the
lawful claims of all persons.

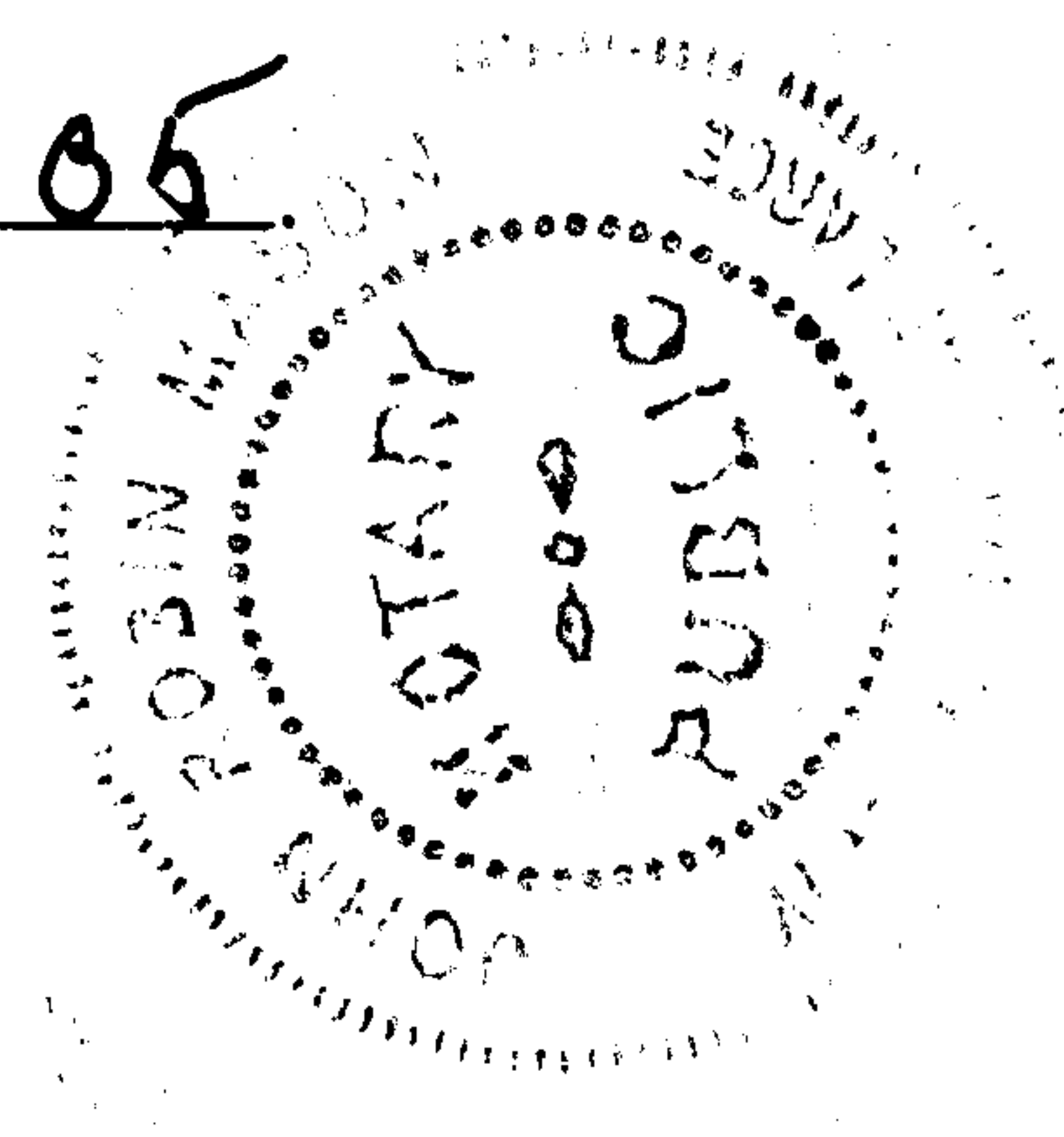
IN WITNESS WHEREOF, **CLAUDIUS HUGH CRAWFORD, III**, A SINGLE PERSON, have hereunto set their hand and seal this 26th day of May, 2005.

Claudius Hugh Crawford III
CLAUDIUS HUGH CRAWFORD, III

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that **CLAUDIUS HUGH CRAWFORD, III**, Grantor, 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/she/they executed same voluntarily on the day the same bears date.

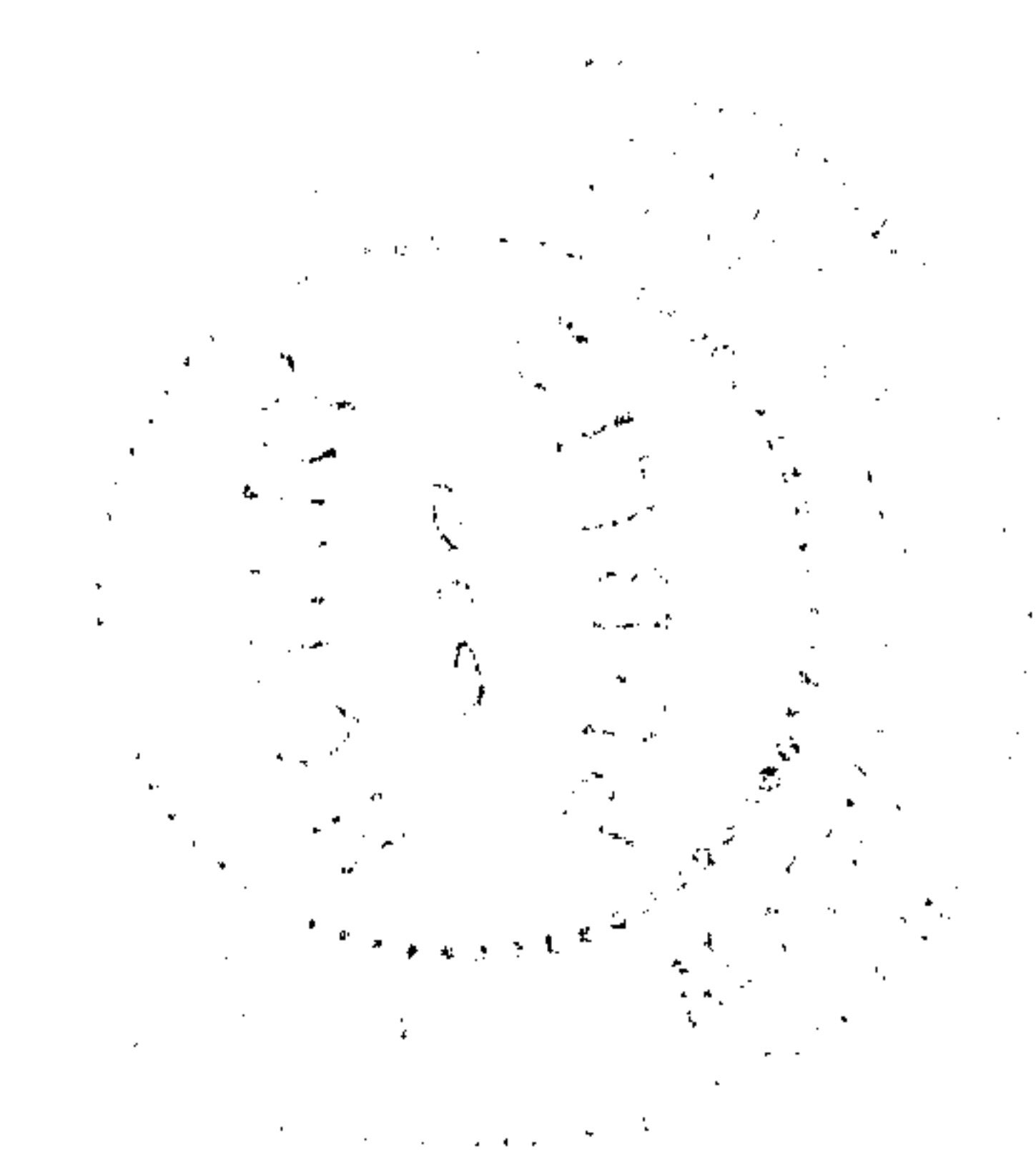
Given under my hand and official seal this 17th day of May, 2005.
John Roby Mason
NOTARY PUBLIC My Commission Expires **4-12-09**
My Commission Expires: _____



STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that , Grantor, 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/she/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of May, 2005.
John Roby Mason
NOTARY PUBLIC My Commission Expires **4-12-09**
My Commission Expires: _____



GRANTEE'S ADDRESS:

THIS INSTRUMENT PREPARED BY:
STEWART TITLE GUARANTY COMPANY
1980 POST OAK BLVD
HOUSTON, TX 77056