This instrument was prepared by:
Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To:

Nancy Loeza
426 Tocoa Road
Helena, AL 35080

20060203000056150 1/1 $43.50
Shelby Cnty Judge of Probate,AL
02/03/2006 09:24:19AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Twenty Thousand dollars and Zero cents ($120,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William D. Crump Jr. and Amy Epsman Crump, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Nancy Loeza, a single woman (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Tocoa Parc Subdivision, Phase 2, as recorded in Map Book 25 at Page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: Ad Valorem taxes for the year 2005, which are a lien not yet due and payable. Restrictions, Easements and Right of Ways of record, if any.

TO HAVE AND 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 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 person.

$87,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 17th day of November, 2005.

_____	(SEAL)	William D Crump Jr.	(SEAL)
_____	(SEAL)	Amy Epsman Crump	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

Shelby County, AL 02/03/2006
State of Alabama

Deed Tax:$32.50

STATE OF ALABAMA

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General Acknowledgment

JEFFERSON COUNTY

I, Stuart J. Garner, a Notary Public in and for the said County, in said State, hereby certify that William D. Crump Jr. and Amy Epsman Crump, husband and wife whose names are signed to the foregoing conveyance, and who 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.

Given under my hand and official seal this 17th day of November, 2005.

Stuart J. Garner, Notary Public
My Commission Expires: 1/28/2008