

This Instrument was prepared by:
✓ Law Office of P.K. Smartt HMH
3145 Green Valley Road, Birmingham, AL 35243
205.977-2888

Please send tax notice to: Douglas J & Becky S Crahan
1114 Amberley Woods Drive
Helena, AL 35080

WARRANTY DEED


20060308000108050 1/1 \$120.50
Shelby Cnty Judge of Probate, AL
03/08/2006 08:48:46AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of one hundred eighty four thousand five hundred and no/100 dollars, (\$184,500.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Aimee E. Black, a single woman

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

Douglas J. Crahan and Becky S. Crahan

(herein referred to as grantee) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 27, according to the Survey of Amberley Woods 1st Sector, as recorded in Map Book 18, page 137, in the Probate Office of Shelby County, Alabama.

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, in any, of record.

\$75,000 of the consideration herein was derived from a mortgage with Regions Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 28th day of February, 2006.


Aimee E. Black

Shelby County, AL 03/08/2006
State of Alabama

Deed Tax: \$109.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, Jennifer Nichole Pilgreen a Notary Public in and for said County, in said State, hereby certify that Aimee E. Black whose name(s) is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2006.


Notary Public

My Commission Expires: 4/01/09