20060327000142580 1/2 \$302.00 Shelby Cnty Judge of Probate AL 03/27/2006 03:41:43PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Patricia K. Crauswell
1079 Legacy Drive
Birmingham, Alabama 35242

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Eighty-Eight Thousand and 00/100 (\$288,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James E. Breckenridge and Joyce P. Breckenridge, husband and wife,** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Patricia K. Crauswell,** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A parcel of land located in the East 1/2 of the SW 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said 1/4 1/4 Section; thence run West along the North line of said 1/4 1/4 Section a distance of 465.89 feet to the point of beginning; thence continue last course a distance of 461.78 feet; thence run South 00 deg. 07 min. 47 sec. West a distance of 1322.04 feet to the center line of Shelby County Highway #438; thence run Southeasterly along the approximate centerline of said Highway the following bearings and distances: South 49 deg. 13 min. 33 sec. East a distance of 27.57 feet; South 45 deg. 48 min. 32 sec. East a distance of 181.54 feet; South 53 deg. 13 min. 08 sec. East a distance of 92.36 feet; South 57 deg. 18 min. 22 sec. East a distance of 95.78 feet; South 65 deg. 21 min. 33 sec. East a distance of 171.0 feet; thence run North 00 deg. 07 min. 47 sec. East a distance of 1644.92 feet to the point of beginning. EXCEPT any part of the above described property lying within County Highway right of way. All being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

SOLD "AS IS".

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

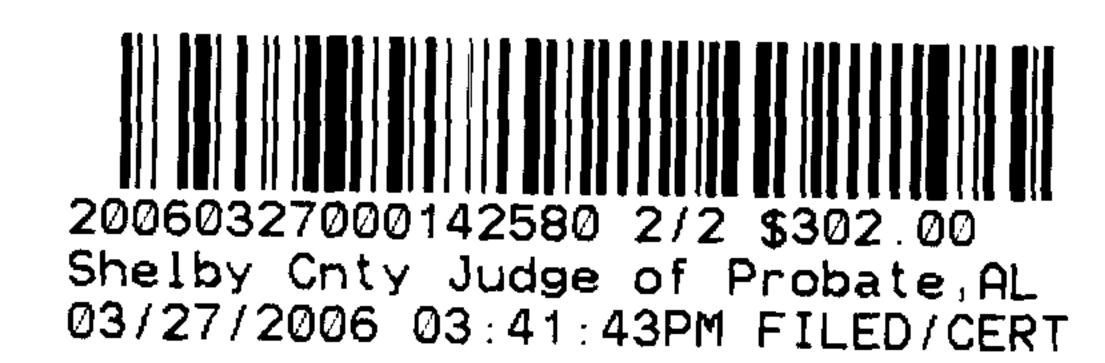
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 24th day of March, 2006.

James E. Breckenridge

Jøyce P. Breckenridge

PAC



## STATE OF ALABAMA ) COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James E. Breckenridge and Joyce P. Breckenridge, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of March, 2006.

NOTARY PUBLIC

My Commission Expires:

Shelby County, AL 03/27/2006 State of Alabama

Deed Tax: \$288.00