

20060626000305280 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
06/26/2006 01:25:51PM FILED/CERT

Shelby County, AL 06/26/2006
State of Alabama

Deed Tax: \$8.00

Parcel I.D. #:

Send Tax Notice To: Carol C. Rose

7,600
CCR

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **INA S. CROWSON, a widow**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **CAROL C. ROSE, a widow**, hereinafter known as the GRANTEE;

The parcel of land located in Shelby County, Alabama, in the NW 1/4 of SW 1/4 of Section 18, Township 22, Range 1 West and lying South of Shelby County Highway 86 and West of that County Road leading from Shelby County Highway 86 to Alabama Highway 25. This parcel contains 20 acres, more or less.

Subject to any and all easements, rights of way and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded in Book 315, Page 520, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple 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 GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
09 Day of JUNE, 2006.

Ina S. Crowson
INA S. CROWSON
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Ina S. Crowson, a widow*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 09 Day of
June, 2006.

[Signature]

NOTARY PUBLIC

My Commission Expires: 26 March, 2008