

20060626000305290 1/2 \$33.50  
Shelby Cnty Judge of Probate, AL  
06/26/2006 01:25:52PM FILED/CERT

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

Deed Tax: \$19.50

Parcel I.D. #:

Send Tax Notice To: Carol C. Rose

19,260  
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;

*Being situated in the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, Section 13, Township 22 South, Range 2 West and being described as follows: Commence at the SE Corner of the NW 1/4 of the NE 1/4 of said section and run North 87 degrees 02' 44" West 151.61 feet to the Point of Beginning; thence South 80 degrees 40' 44" West and run 29.29; thence South 74 degrees 41' 03" West and run 100.48; thence North 30 degrees 34' 48" East and run 414.44 to the westerly right of way of Leach Cemetery Road; thence South 11 degrees 49' 23" East along said right of way run 175.37; thence South 34 degrees 54' 11" West and leaving said right of way run 40.81; thence South 81 degrees 50' 25" West and run 83.00; thence South 32 degrees 22' 51" West and run 39.94; thence South 80 degrees 40' 44" West and run 50.08 to the Point of Beginning. Containing 0.81 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 as Instrument # 2000-03826, 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.

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