20070301000092460 1/2 $94.00
Shelby Cnty Judge of Probate, AL
03/01/2007 10:43:41AM FILED/CERT

Shelby County, AL 03/01/2007
State of Alabama

Deed Tax:$80.00

Send tax notice to:
JOHN D. CREWS
5210 STONEHAVEN DRIVE
BIRMINGHAM, AL 35244

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Two Thousand Eight Hundred Seventy Five and 00/100 Dollars ($322,875.00) in hand paid to the undersigned Athena M. Angelis and husband Kenneth J. Peatross, Jr. (hereinafter referred to as Grantors") by John D. Crews and wife Carissa D. Crews (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Valleybrook, Phase IV, as recorded in Map Book 14, Page 84, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

$242,875.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor(s) Athena M. Angelis and Kenneth J. Peatross, Jr. hereunto set their signature(s) and seal(s) on February 22, 2007.

Athena M. Angelis

Kenneth J. Peatross, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Athena M. Angelis and Kenneth J. Peatross, Jr., whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of February, 2007.

Notary Public
Print Name:
Commission Expires: 8/28/10

(NOTARIAL SEAL)

MARY PAMELA SHORT
MY COMMISSION EXPIRES
AUGUST
28,
2010
ALABAMA
NOTARY PUBLIC