

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
Catherine Crawford Crabtree
913 Water Willow Court
Birmingham, Alabama 35244

STATE OF ALABAMA)
SHELBY COUNTY)

\$200,000

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to **JAY REED CRABTREE and CATHERINE CRAWFORD CRABTREE**, husband and wife (hereafter collectively referred to as the "Grantors"), in hand paid by **CATHERINE CRAWFORD CRABTREE**, a married woman (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 3026, according to the Survey of Riverchase Country Club, 30th Addition, as recorded in Map Book 13, Page 88 A&B, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. 2007 ad valorem taxes, a lien due and payable October 1, 2007.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, declarations, set-back lines, rights-of-way, and other matters of record in the Probate Office of Jefferson County, Alabama; and any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, encroachments, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TOGETHER WITH all improvements thereon and all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs, successors and assigns of the Grantee in fee simple forever.

NOTE: The property conveyed is the homestead of the Grantors.

NOTE: The property herein conveyed is the same property conveyed to Grantors from Robert E. Lee Garner and Suzanne M. Garner, husband and wife, by that certain Warranty Deed, Jointly for Life with Remainder to Survivor, dated January 27, 2000, and recorded on February 9, 2000, as Instrument No. 2000-04169, in the Office of the Judge of Probate of Shelby County, Alabama.

5th IN WITNESS WHEREOF, the Grantors have executed this instrument effective as of the
day of Oct., 2007.

GRANTORS:

Jay Reed Crabtree

Catherine Crawford Crabtree

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jay Reed Crabtree, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily as of the day the same bears date.

Given under my hand and official seal this 5th day of October, 2007.

{ SEAL }

Kathy R. Stephens
Notary Public

My Commission Expires: May 23, 2011

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Catherine Crawford Crabtree, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily as of the day the same bears date.

Given under my hand and official seal this 5th day of October, 2007.

{ SEAL }

Kathy R. Stephens
Notary Public

My Commission Expires: May 23, 2011

This instrument prepared by:
Katherine N. Barr, Esq.
Sirote & Permutt, P.C.
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P.O. Box 55727
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Shelby County, AL 10/11/2007
State of Alabama

Deed Tax: \$200.00