

Shelby County, AL 04/02/2009
State of Alabama

Deed Tax: \$100.00

20090402000120700 1/1 \$112.00
Shelby Cnty Judge of Probate, AL
04/02/2009 12:57:53PM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ~~ALABAMA~~
COUNTY OF ~~JEFFERSON~~

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$730,000.00 to the undersigned Grantor(s), **The Estate of Karen W. Hickman**, deceased, Shelby County Case Number 2008-628, by **Gregory V. Hickman** as Personal Representative, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **John Crawford and Sherie Crawford** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

***AKA SHERIE CRAWFORD**

Lot 53, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, at Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

Address of Property: 4904 Whispering Lake Circle
Hoover, Alabama 35244-3314

Subject to taxes for the year 2009 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

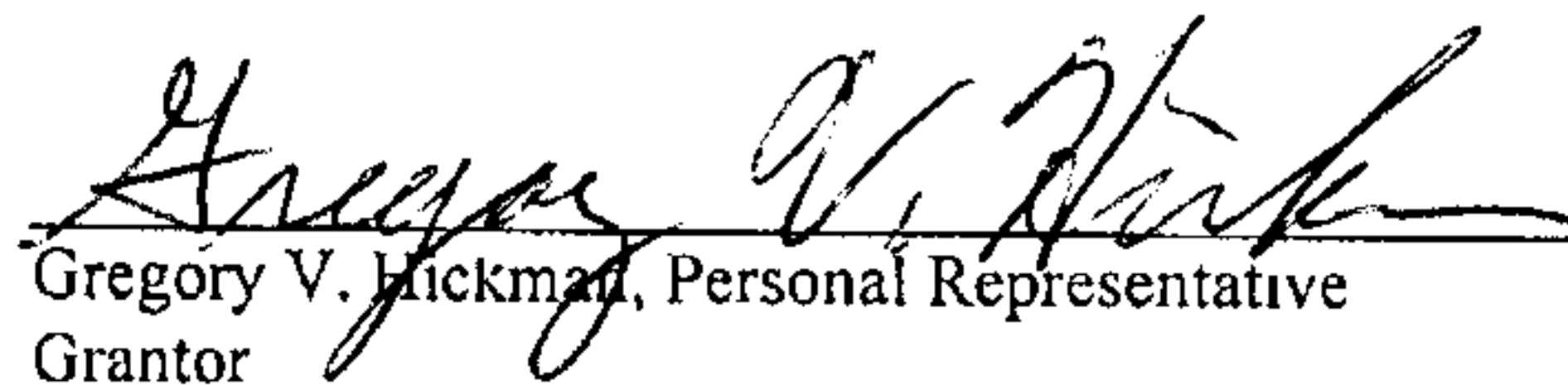
\$630,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 31st day of March, 2009.

THE ESTATE OF KAREN W. HICKMAN, DECEASED
SHELBY COUNTY PROBATE CASE NUMBER 2008-628

By:


Gregory V. Hickman, Personal Representative
Grantor

STATE OF ~~ALABAMA~~ *Florida*
COUNTY OF ~~JEFFERSON~~ *Santa Rosa*

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Gregory V. Hickman** as Personal Representative of **The Estate of Karen W. Hickman**, deceased, Shelby County Case Number 2008-628, 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 as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this on the 31st day of March, 2009


Notary Public

Commission Expires: 12/4/2009

This Instrument Prepared By:
Kevin Hays, Attorney at Law
300 Vestavia Parkway, Ste 3450
Birmingham, AL 35216

Send Tax Notices To:
John Crawford and Sherie Crawford
4904 Whispering Lake Circle
Hoover, Alabama 35244-3314

