

20090508000174950 1/2 \$94.00
Shelby Cnty Judge of Probate, AL
05/08/2009 03:17:00 PM FILED/CERT

Shelby County, AL 05/08/2009
State of Alabama
Deed Tax : \$80.00

Send tax notice to:

Leonard A. Louis, III

Kimberly Sue Louis

4010 Eagle Valley Circle

Birmingham, AL 35242

NTC0900144

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 **FOUR HUNDRED THOUSAND AND NO/100(\$400,000.00) in hand paid to the undersigned Thomas E. Crocker and Teresa Harrell, Husband and Wife,** (hereinafter referred to as Grantors") by **Leonard A. Louis, III and Kimberly Sue Louis** (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 1406, according to the Survey of Eagle Point, 14th Sector, as recorded in Map Book 26, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$320,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

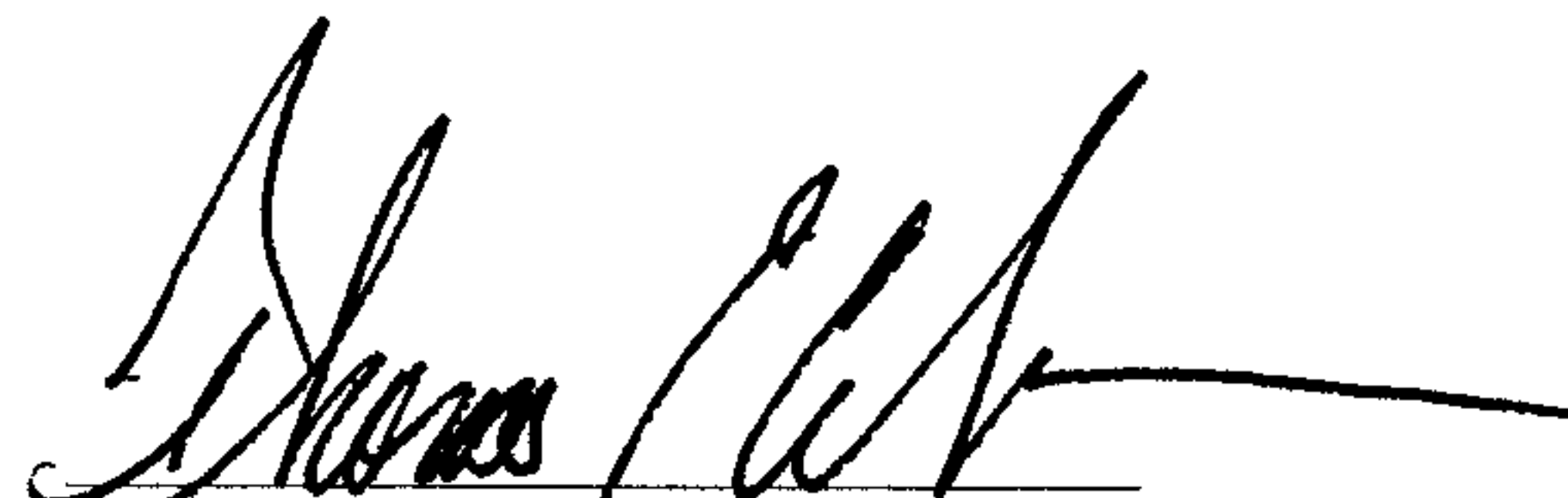
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.


The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are 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 grantees, their heirs and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor(s) Thomas E. Crocker and Teresa Harrell hereunto set their signature(s) and seal(s) on the 1ST day of MAY, 2009.


Thomas E. Crocker

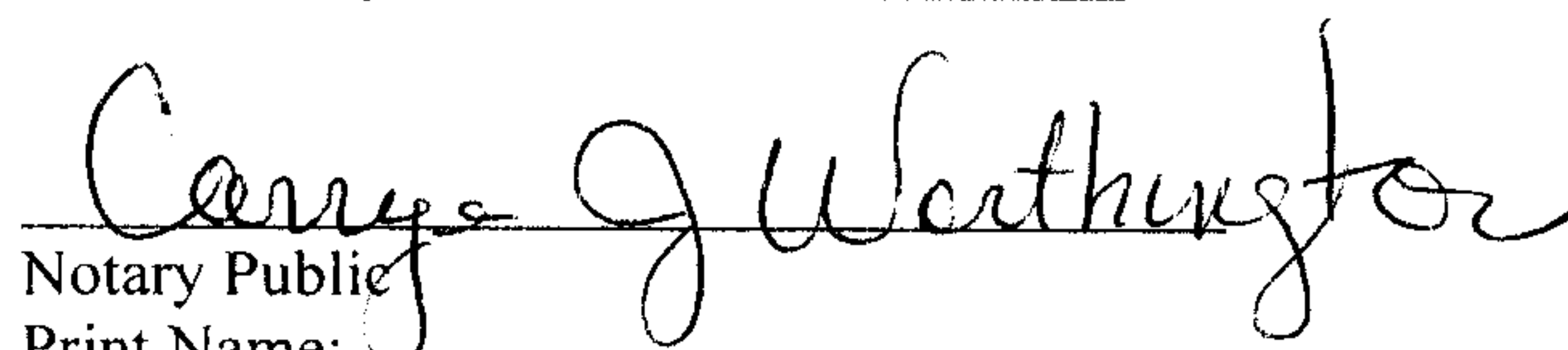
x 
Teresa Harrell

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Crocker and Teresa Harrell, Husband and Wife, whose name(s) are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1ST day of MAY, 2009.

(NOTARIAL SEAL)


Notary Public
Print Name: _____
Commission Expires: 12-21-09