

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Susan T. Crumpton
(Address) 165 Alston Farm Rd.
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and 00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I,

Cecil Gary Crumpton, Jr., and wife Susan T. Crumpton

(herein referred to as grantors) do grant, bargain, sell and convey unto

Susan T. Crumpton

(herein referred to as **GRANTEE**) the following described real estate situated in SHELBY County, Alabama to-wit:

TRACT I:

Commence at the NE corner of the SE ¼ of the NE ¼ of Section 19, Township 21 South, Range 1 East, and run west along the north line thereof 922.45 feet to the Point of Beginning; thence continue along the last described course 586.94 feet; thence 139 degrees 53 minutes 03 seconds left and run 452.8 feet; thence 21 degrees 02 minutes 46 seconds left and run 155.62 feet to a point on the south line of a 20 foot easement; thence 15 degrees 15 minutes 56 seconds left and run along the south line of said easement 278.32 feet; thence 120 degrees 49 minutes 23 seconds left and run 405.3 feet to the Point of Beginning;

ALSO, a 20-foot easement for ingress and egress; the south line of which is described as follows: Commence at the NE corner of the SE ¼ of the NE ¼ of Section 19, Township 21 South, Range 1 East, and run south along the east line thereof 579.07 feet to the Point of Beginning; thence 109 degrees 58 minutes 11 seconds right and run 300.6 feet; thence 4 degrees 33 minutes 47 seconds right and run 198.4 feet; thence 16 degrees 05 minutes 46 seconds left and run 282.45 feet; thence 3 degrees 58 minutes 35 seconds left and run 278.32 feet to the Point of Ending of said easement.

According to the survey of Ray W. Sport, dated January 25, 1990.

This Deed prepared without benefit of title abstract or examination at grantee's and grantors' request.
This Deed prepared without benefit of a survey at grantee's and grantors' request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.
Subject to that certain mortgage to Regions Bank.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself(ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 15th day of June, 2009.

WITNESS

Cecil Gary Crumpton, Jr. (Seal) _____ (Seal)
Susan T. Crumpton (Seal) _____ (Seal)


STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E Walden, a Notary Public in and for said County, in said State, hereby certify that Cecil Gary Crumpton, Jr. and wife, Susan T. Crumpton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, 2009.

Joseph E Walden
My Commission Expires: 6/28/2010

Notary Public


20090617000231460 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/17/2009 10:43:03 AM FILED/CERT