

Send tax notice to:

ROBERT RUSSELL CROSSNO
3051 OLD STONE DRIVE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2009466



20090729000289890 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
07/29/2009 10:52:20 AM FILED/CERT

Shelby County, AL 07/29/2009

State of Alabama

Deed Tax : \$3.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00) in hand paid to the undersigned, BARA L. LAMON, An Unmarried Woman (hereinafter referred to as "Grantors") by ROBERT RUSSELL CROSSNO and ASHLEY VIRGINIA CROSSNO (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 24, IN BLOCK 2, ACCORDING TO THE TOWN OF ADAM BROWN, PHASE TWO, AS RECORDED IN MAP BOOK 8, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS.
3. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION AS RECORDED IN MISC. BOOK 37, PAGE 483.
4. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 329, PAGE 308, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN VOLUME 64, PAGE 267, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATIONS, PARTY WALLS, WALKWAYS AND ENTRANCE.
7. 20 FOOT EASEMENT RUNNING THROUGH SAID LOT 5 FOOT EASEMENT RUNNING THROUGH SAID LOT; EASEMENT OF UNDETERMINED WIDTH ALONG NORTHERLY LOT LINE ALL AS SHOWN ON RECORDED PLAT.

\$176,641.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.



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TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

JP IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 24~~th~~ day of July, 2009.

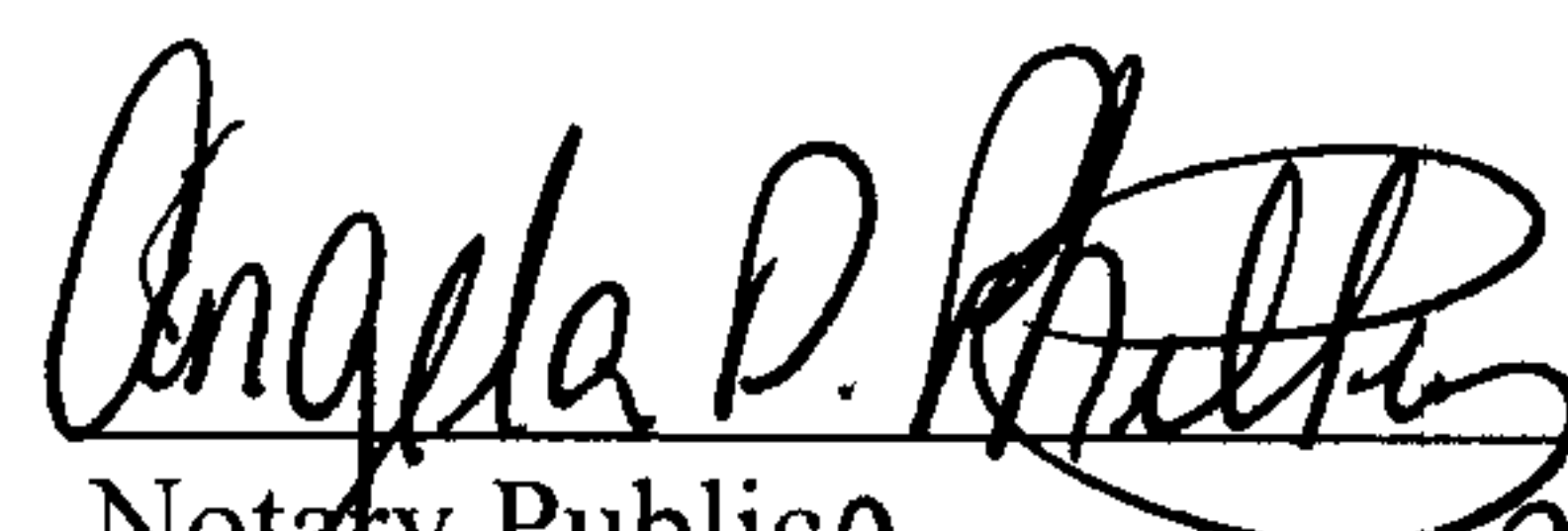


BARA L. LAMON

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 24~~th~~ day of July, 2009. *JP*



Notary Public
Print Name: *Angela D. Phillips*
Commission Expires: *01/16/12*

