
20091215000459560 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/15/2009 02:14:36 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Andrea L. Tyus
4631 Wooddale Lane
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Seventy-Three Thousand and No/100, (\$73,000.00) DOLLARS, in hand paid to the undersigned, Crusader Servicing Corporation as Custodian for Strategic Municipal Investments, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by Andrea L. Tyus, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE, the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 22, Block 2, according to the Survey of Wooddale, Third Sector, as recorded in Map Book 5, Page 133, in the Probate Office of Shelby County, Alabama.

TAX PARCEL ID #: 11-7-36-4-002-025

SUBJECT TO:

1. Ad valorem taxes for the year, 2010, not yet due and payable.
2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
3. Any Easement and restriction upon the use of the premises not appearing in the chain of title to the land.
4. Right of Way to Alabama Power Company, as set forth in Volume 281, Page 262.
5. Restrictions, as set forth in Misc. 7, Page 401.
6. Oil, gas and Petroleum, as recorded in Volume 127, Page 140.
7. A 35 foot building set back line on the Northwestern side, as shown by recorded map.
8. A 7.5 foot Easement on the Southwesterly and Southeasterly sides, as shown by recorded map.

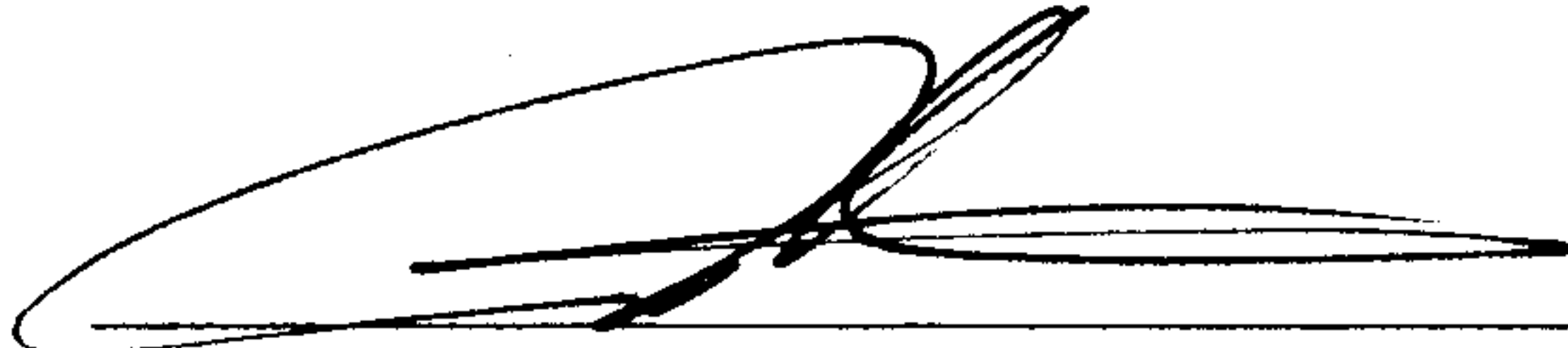
ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

TO HAVE AND TO HOLD to the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto their successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR, Robert Stein, as President of Crusader Servicing Corporation as Custodian for Strategic Municipal Investments, LLC, a limited liability company, has hereto set his signature and seal, this 4th day of December, 2009.

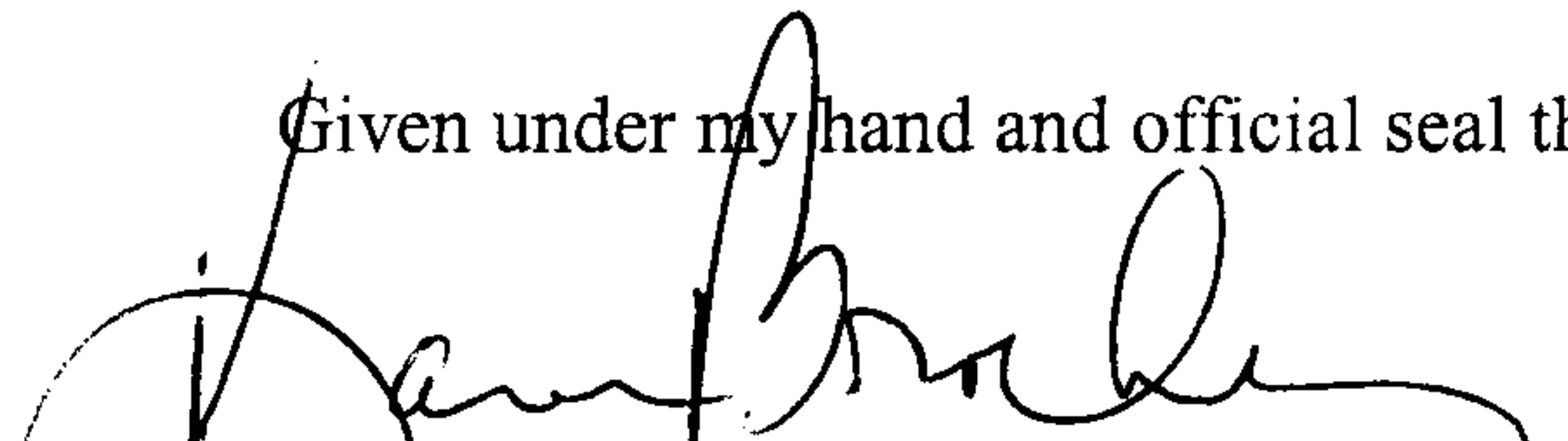
Crusader Servicing Corporation as Custodian for
Strategic Municipal Investments, LLC

 (SEAL)
By: Robert Stein
Its: President

STATE OF PENNSYLVANIA)
:
COUNTY OF MONTGOMERY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert Stein, as President of Crusader Servicing Corporation as Custodian for Strategic Municipal Investments, LLC, a limited liability company, 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 4th day of December, 2009.


NOTARY PUBLIC
My commission expires:

[notarial seal]

