

**INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE**

This instrument was prepared by  
Mitchell A. Spears, Attorney at Law  
P. O. Box 119  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Nancy D. Crater  
(Address) 2121 N. Grand View Lane  
Maylene, AL 35114  
MINIMUM VALUE: \$50,000.00

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Warranty Deed

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **NANCY D. CRATER, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **MARY CRATER SHARMAN** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 905 according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 9<sup>th</sup> Addition Phase 1 as recorded in Map Book 26, Page 86, Shelby County Records.

**SOURCE OF TITLE :**


**INSTRUMENT NUMBER: 20071016000480220**

**GRANTOR HEREBY RESERVES A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED REAL PROPERTY, FOR AND DURING THE TERM OF HER OWN LIFE.**

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs 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 a 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 forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this  
9<sup>th</sup> day of February, 2010.

  
NANCY D. CRATER

STATE OF ALABAMA        )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **NANCY D. CRATER**, 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of February, 2010.

  
Notary Public  
My commission expires: 5/17/2011

Deed Tax : \$50.00



20100210000040970 2/2 \$64.00  
Shelby Cnty Judge of Probate, AL  
02/10/2010 11:55:20 AM FILED/CERT