

This Instrument Was Prepared By:
HOLLIMAN LAW FIRM
2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124


20100226000057840 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
02/26/2010 12:58:48 PM FILED/CERT

\$100,000.00

Shelby County, AL 02/26/2010

State of Alabama

Deed Tax : \$25.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Charles J. Crouse, a single man, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Barbara Macgirvin, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 149 according to the Map and Survey of Rossburg Townhomes as recorded in Map Book 36, Page 18, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$75,000.00 of the purchase price was paid from a purchase money first mortgage recorded herewith.

Grantee's address: 2017 Rossburg Place
Calera, Alabama 35040

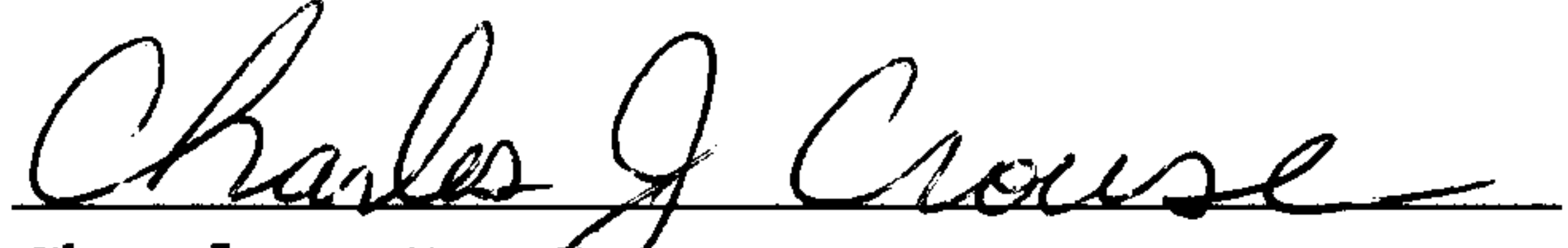
Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

assigns forever, against The lawful claims of all persons. I N

WITNESS WHEREOF, I has hereunto set my hand and seal on this the

19th day of FEBRUARY, 2010.

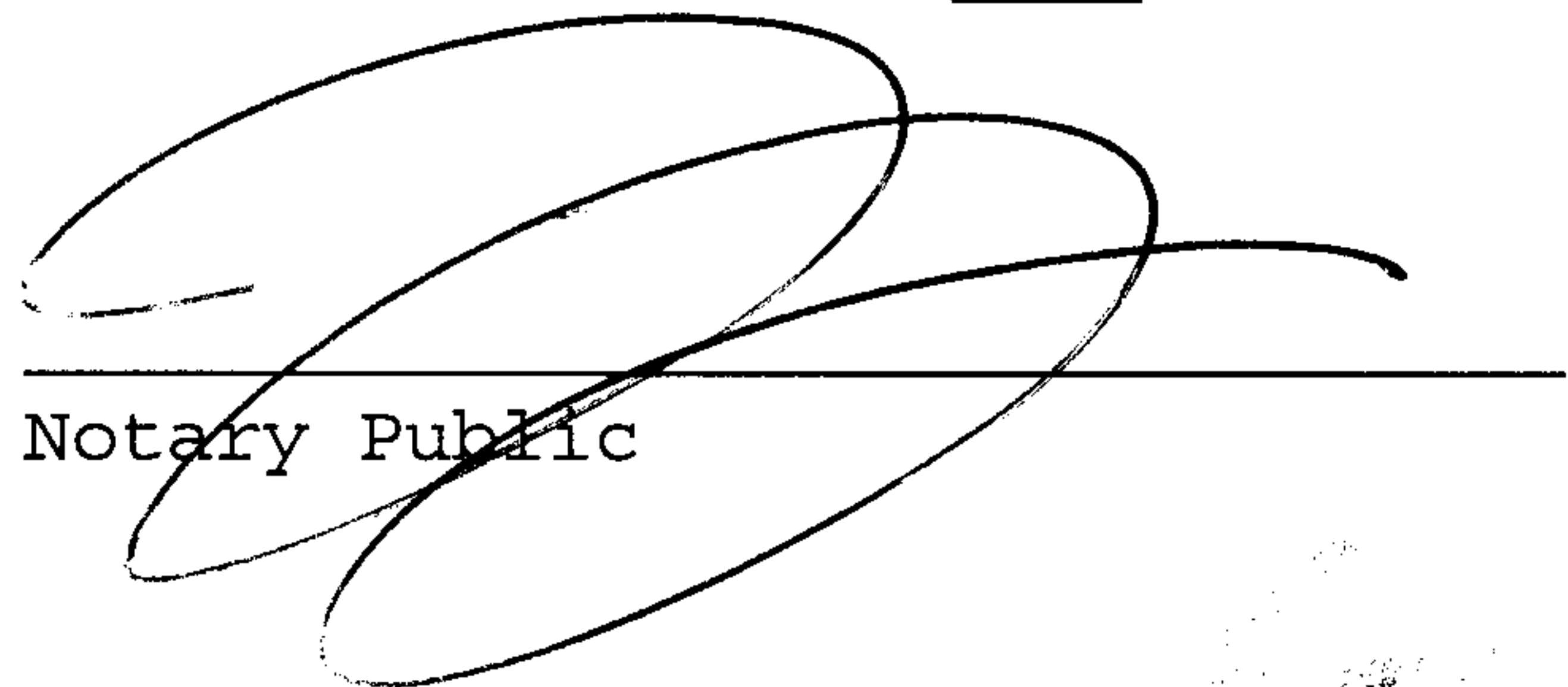

Charles J. Crouse

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles J. Crouse, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of FEBRUARY, 2010.


Notary Public

My Commission Expires:

8-29-10

