

This instrument was prepared by: Send Tax Notices to:

Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, AL 35205

Clyde Crockett
11 Selma Street (F. O. BOX 147)
Wilton, AL 35187

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$55,500.00) to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, NELLIE S EASTERWOOD, A MARRIED WOMAN (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto CLYDE CROCKETT, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO:

1. Advalorem taxes for the current tax year, 2010.
2. Easements, restrictions, reservations and conditions of record.

\$54,761.00 OF THE CONSIDERATION RECITED ABOVE WAS DERIVED FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

The grantor hereby certifies that the above described property does not constitute her homestead or the homestead of her spouse as defined by Code Section 6-10-2.

TO HAVE AND TO HOLD to the said grantee, his, her, their or it's, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors 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 30th day of June, 2010.

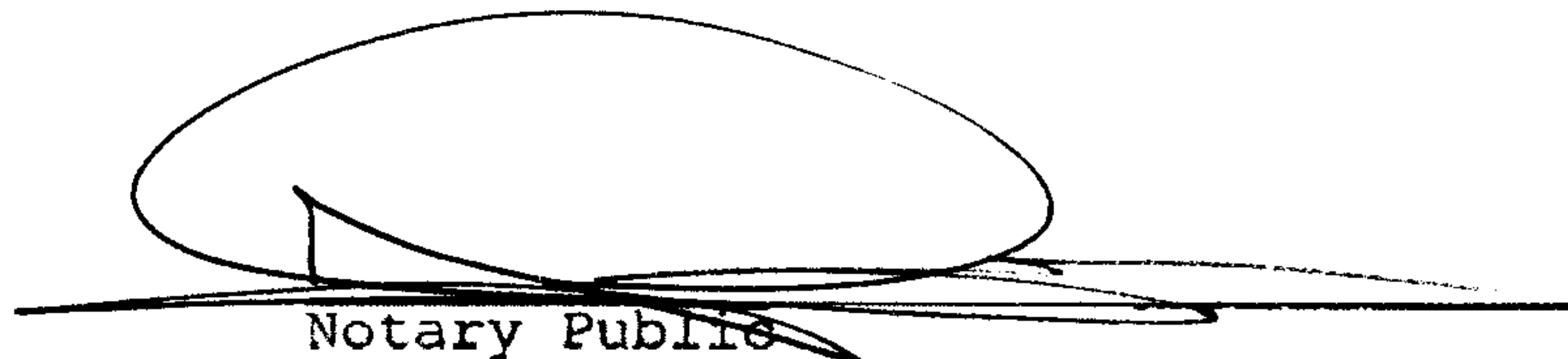
Nellie S. Easterwood (SEAL)
Nellie S Easterwood

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nellie S Easterwood, a married woman, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2010.


Notary Public

My commission expires: 11-2-11



20100706000212770 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

A portion or tract of land situated in the town of Wilton, Shelby County, Alabama, more particularly described as being a portion of Lots 14 and 15 in Block 2, according to a survey and map of Birmingham Junction (Wilton, Alabama), made by J. E. Bozeman for Joseph Hardie, a copy of which is recorded in Deed Book 14, Page 239, in the office of the Judge of Probate of Shelby County, Alabama. The lot is more particularly described as follows: Begin at the SE corner of Lot 14, said point being the intersection of the West margin of an unnamed street and the north margin of the Old Montevallo-Selma Road, and run thence in a northerly direction along the west side of said street a distance of 55 feet; run thence at an angle of 90 degrees from said street in a westerly direction for a distance of 167.3 feet to a fence; thence in a southwesterly direction along the said fence 75.2 feet to the north margin of the Old Montevallo-Selma Road; run thence in an easterly direction along the north margin of said road 207.35 feet to the point of beginning, which bound joins the first described bound at an angle of 92.26 degrees.



20100706000212770 3/3 \$19.00
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