


This Instrument was Prepared By:
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Attorneys at Law
112 Glenn Avenue
Trussville, Alabama 35173


20100920000307940 1/1 \$116.00
Shelby Cnty Judge of Probate, AL
09/20/2010 01:33:06 PM FILED/CERT

SEND TAX NOTICE TO:
STEPHANIE M. BOWEN
WILLIAM E. BOWEN
528 Rolling Hills Drive
Chelsea, Alabama 35043

STATE OF ALABAMA)
)
SHELBY COUNTY)

**General Warranty Deed
Joint Tenants with Rights of Survivorship**

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Two Hundred Sixty-Nine Thousand and 00/100 Dollars (\$269,000.00)**, to the undersigned Grantors, **MICHAEL CRASE and LAUREN CRASE, husband and wife**, (hereinafter referred to as "Grantors"), in hand paid by the Grantees, **STEPHANIE M. BOWEN and WILLIAM E. BOWEN, husband and wife**, (hereinafter referred to as "Grantees"), the receipt whereof is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto Grantees as joint tenants with rights of survivorship, all of Grantors' right, title and interest in or to the following described real property, situated in Shelby County, Alabama, to wit:

Lot 22, according to the Final Plat of Oaklyn Hills, Phase 3, as recorded in Map Book 34, page 52, in the Probate Office of Shelby County, Alabama.


SUBJECT TO: (1) Taxes and assessments for the year 2010 and all subsequent years and (2) recorded and unrecorded easements, restrictions, reservations, agreements, right-of-ways and covenants, if any, above or below the surface and (3) mineral and mining rights and all rights incident thereto.

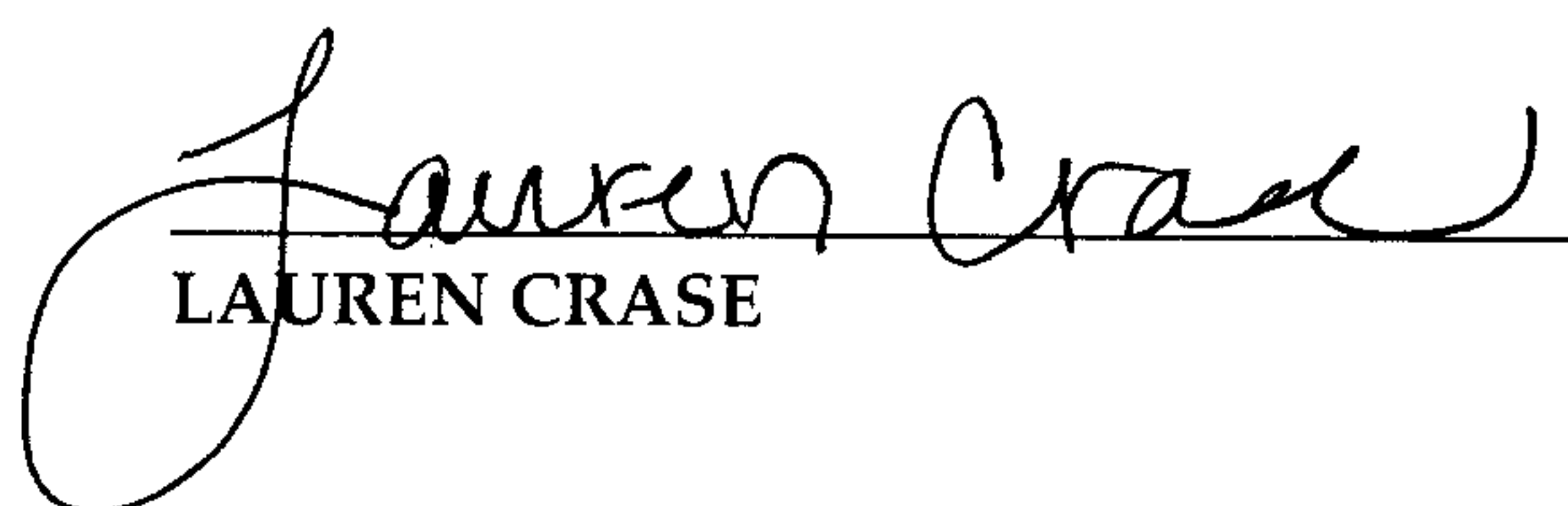
\$165,000.00 of the above purchase price was paid from the proceeds of a first position purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that ourselves and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal, this the 19th day of August, 2010.


MICHAEL CRASE

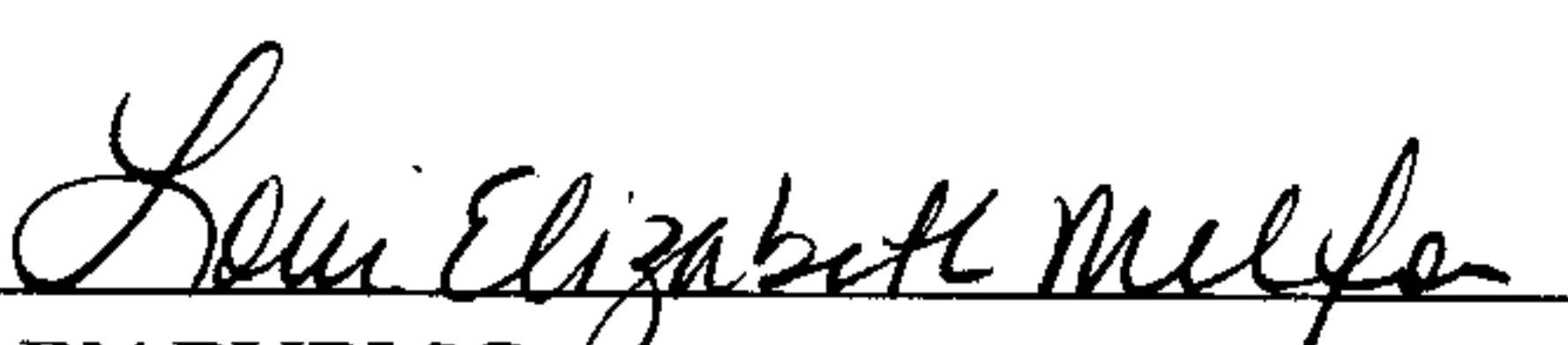

LAUREN CRASE

Deed Tax : \$104.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL CRASE and LAUREN CRASE, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 19th day of August, 2010.


NOTARY PUBLIC
My Commission Expires: 11/08/2012