



20101008000334260 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/08/2010 08:51:47 AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
William Brian Crawford
Kristina Leigh Crawford
2533 Marcal Road
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of One hundred fifteen thousand and 00/100 Dollars (\$115,000.00) to the undersigned, SunTrust Bank, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto William Brian Crawford, and Kristina Leigh Crawford, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Tract 4, Block 1, according to the Survey of Denman Subdivision, an unrecorded Subdivision in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the SW 1/4 of the SE 1/4 of said Section 16, Township 19 South, Range 2 West; thence Westerly and along the North line of same for a distance of 220.00 feet; thence turn an angle of 49 degrees 38 minutes to the left in a Southwest direction for a distance of 25.02 feet; thence turn an angle of 80 degrees 46 minutes to the left in a Southeast direction for a distance of 150.00 feet; thence turn an angle of 80 degrees 46 minutes to the right in a Southwest direction for a distance of 247.63 feet; thence turn an angle of 92 degrees 24 minutes to the left in a Southwest direction for a distance of 186.40 feet; thence turn an angle of 17 degrees 40 minutes to the right in a Southeast direction for a distance of 64.00 feet; thence turn an angle of 105 degrees 35 minutes to the left in a Northeast direction for a distance of 10.38 feet to the point of beginning of the property described herein; thence continue along the last named course for a distance of 191.80 feet; thence turn an angle of 105 degrees 34 minutes to the right in a Southeast direction for a distance of 115.30 feet; thence turn an angle of 76 degrees 28 minutes to the right in a Southwest direction for a distance of 189.92 feet; thence turn an angle of 105 degrees 33 minutes to the right in a Northwest direction for a distance of 108.82 feet to the point of beginning.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Mineral and mining rights.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100315000074430, in the Probate Office of Shelby County, Alabama.

\$ 150,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Property Address: 2533 Marcal Lane Birmingham, AL. 35244



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27 day of September, 2010.

SunTrust Bank

By: Sarah Berglund
Its Vice President

STATE OF Virginia
City
COUNTY OF Richmond

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Berglund, whose name as Vice President of SunTrust Bank, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27 day of September, 2010.

Shannen Naobi Jones
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-004101

Property Address: 2533 Marcal Lane Birmingham, AL. 35244

