

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Nikita L McCrimon
Laurie R McCrimon
231 Forest Pkwy
Alabaster, Alabama 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)


20110504000134650 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/04/2011 12:55:02 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Fifty Five Thousand dollars and Zero cents \$155,000.00) in hand paid by Nikita L McCrimon and Laurie R McCrimon (hereinafter referred to as "GRANTEES") to Trustmark National Bank (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said Nikita L McCrimon and Laurie R McCrimon, as joint tenants with rights of survivorship, the following described real estate in Shelby County, Alabama, to wit:

Lot 9, according to the Survey of Park Forest 6th Sector, recorded in Map Book 17, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2011 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

\$151,070.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

FILE NO: 20110589

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$4.00

