

STATE OF ALABAMA)
SHELBY COUNTY)

Value - \$40.00

20110712000202630 1/2 \$55.50
Shelby Cnty Judge of Probate, AL
07/12/2011 02:39:53 PM FILED/CERT

Shelby County, AL 07/12/2011
State of Alabama
Deed Tax: \$40.50

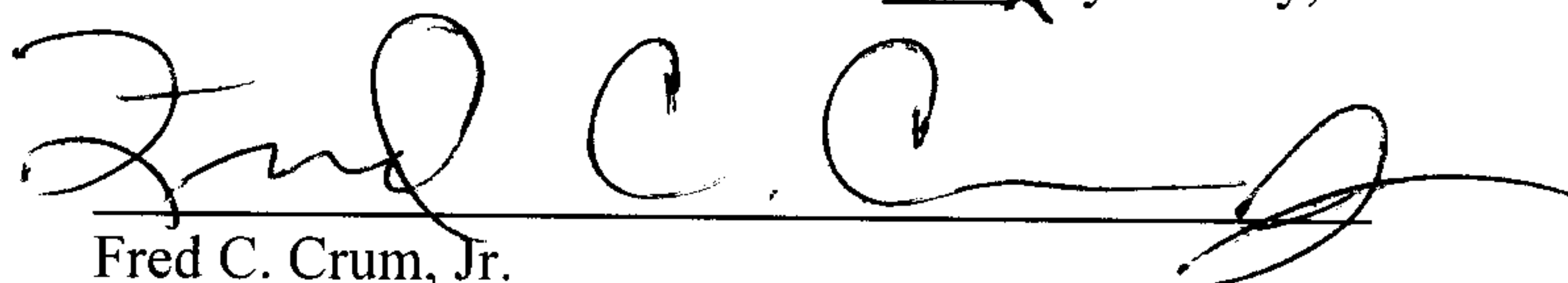
WARRANTY DEED

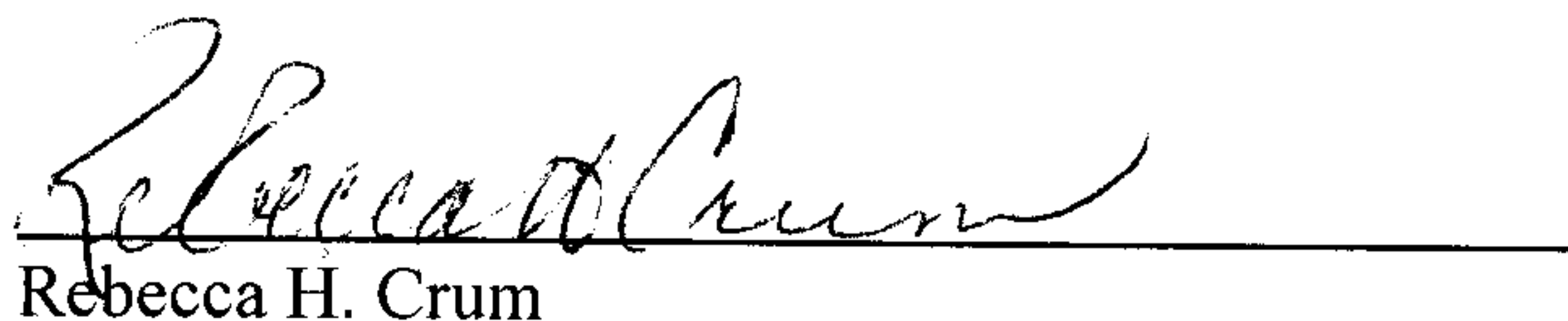
KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable considerations paid to Fred C. Crum, Jr. and wife, Rebecca H. Crum (the "Grantors"), by Rebecca H. Crum (the "Grantee"), the receipt of which is hereby acknowledged, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the real estate situated in Shelby County, Alabama, and described on Exhibit A, which is attached hereto and incorporated herein by reference for all purposes.

TO HAVE AND TO HOLD, unto the Grantee, her heirs and assigns forever, SUBJECT TO (i) liens for ad valorem taxes due October 1, 2011 and thereafter; and (ii) easements, restrictions and rights of way of record.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of July, 2011.

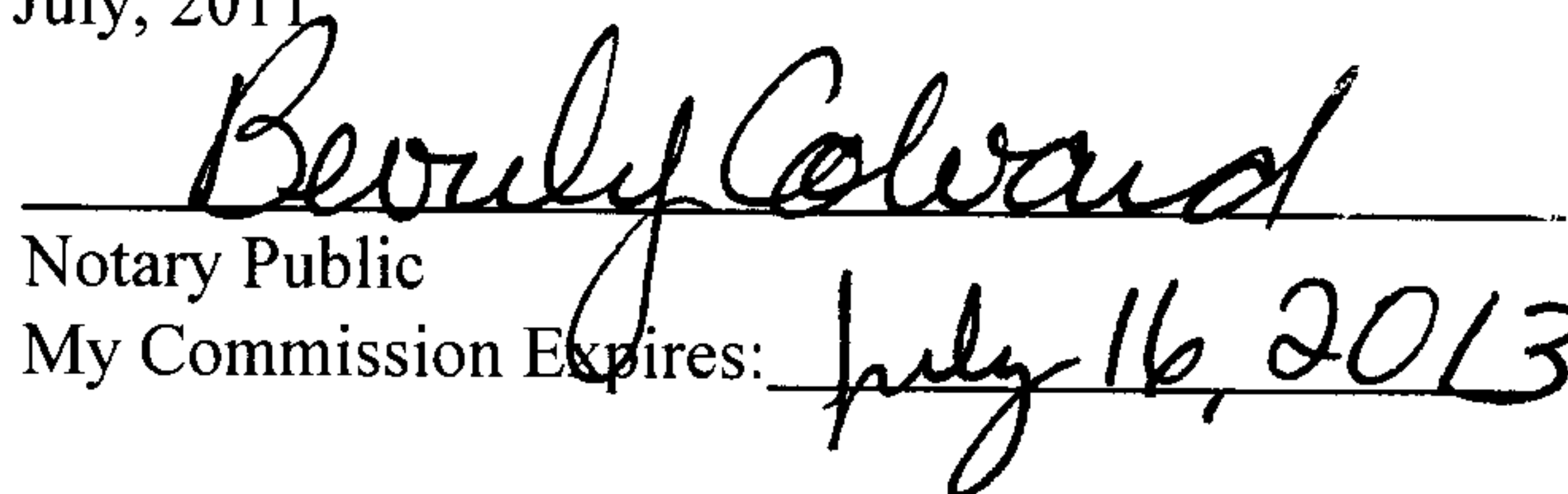

Fred C. Crum, Jr.


Rebecca H. Crum

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Fred C. Crum, Jr. and Rebecca H. Crum, whose names are signed to the foregoing instrument and who are 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 this 5th day of July, 2011


Notary Public
My Commission Expires: July 16, 2013

This instrument prepared by:

Mr. Jackson M. Payne
Leitman, Siegal, Payne & Campbell, P.C.
420 20th Street North, Suite 2000
Birmingham, Alabama 35203
(205) 251-5900

Send tax notice to:

Ms. Rebecca H. Crum
4902 Windwood Circle
Birmingham, AL 35242

EXHIBIT "A"

Parcel I, Estate #1 according to the Map and Survey of Windwood Circle Residential Subdivision, as recorded in Map Book 6, Page 154, in the Probate Office of Shelby County, Alabama.

Parcel II.

Commence at the southeast corner of the southwest quarter northeast quarter of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a westerly direction along the south line of the southwest quarter northeast quarter for a distance of 358.58 feet; thence turn an angle to the left of 40 degrees 15 minutes 20 seconds and run in a southwesterly direction along the southeast line of Lots 3A and 4A of the Windwood Circle (Residential Subdivision) as recorded Map Book 6, Page 154 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 454.32 feet to the point of beginning, from the point of beginning thus obtained continue along the last described course for a distance of 303.36 feet to a point on the northeast right-of-way of Caldwell Mill Road; thence turn an angle to the right of 92 degrees 42 minutes 02 seconds and run in a northwesterly direction along the said northeast right-of-way for a distance of 7.52 feet to the point of commencement of a curve to the right having a central angle of 89 degrees 51 minutes 44 seconds and a radius of 25.0 feet; thence run along the arc of said curve in a northwesterly, northerly direction and northeasterly direction for a distance of 39.21 feet to the end of said curve; thence run along the tangent if extended to said curve in a northeasterly direction along the southeast right-of-way of Windwood Circle for a distance of 45.74 feet to the point of commencement of a curve to the left having a central angle of 2 degrees 38 minutes 50 seconds and a radius of 1725.0 feet; thence run along the arc of said curve and southeast right-of-way of Windwood Circle for a distance of 79.70 feet to the end of said curve; thence turn an angle from the tangent of said curve to the left of 90 degrees 00 minutes and run in a northwesterly direction for a distance of 10.0 feet; thence turn an angle to the right to the tangent of a curve to the left having a central angle of 5 degrees 02 minutes 38 seconds and a radius of 1715.0 feet; thence run along the arc of said curve and the southeast right-of-way of Windwood Circle in a northeasterly direction for a distance of 150.98 feet; thence turn an angle to the right of 94 degrees 06 minutes 44 seconds and run in a southeasterly direction for a distance of 44.41 feet to the point of beginning.



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