20110725000215670 1/2 $32.00
Shelby Cnty Judge of Probate, AL
07/25/2011 01:50:46 PM FILED/CERT

Send Tax Notices To:
Justin R. Craft and Charles Nowlin
2000 Southbridge Pkwy. Suite 100
Birmingham, AL 35209

16,500.00

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS, THAT,
SHELBY COUNTY)

FOR AND IN CONSIDERATION OF One Hundred and No/100 Dollars ($100.00), cash in hand paid to the undersigned grantor, CATHARINE L. HAWKS, an unmarried woman ("Grantor") by JUSTIN R. CRAFT and CHARLES NOWLIN ("Grantees"), the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees herein, all of her rights, title and interest in and to the following described real estate, situated in Shelby County, Alabama, viz:

The East 1/2 of the NW 1/4 of Section 36, Township 19, Range 1 East, situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

SUBJECT TO:

1. Right of Way granted to Alabama Power Company by instrument recorded in Real 281, page 246 and Lis Pendens Book 5, page 1 in the Probate Office of Shelby County, Alabama.
2. Less and except any portion of subject property lying within a road right of way.
3. Any mineral and/or mining rights not owned by Grantor.
4. Any and all utility easements, including the location of a sewer line constructed along the western section of the Property.

The above-described property does not constitute the homestead of Grantor.

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

And the undersigned does, for himself, his heirs, successors and assigns, covenant with the said Grantees, that he is lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances, except current ad valorem taxes, and as noted above, that she has a good and present right to sell and convey the same as aforesaid; that she will, and her successors and assigns shall forever warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal, on this the 16 day of April, 2007.

WITNESS:

CATHARINE L. HAWKS

STATE OF NEW YORK)
)
MONROE COUNTY)

ACKNOWLEDGMENT

I, the undersigned, hereby certify that CATHARINE L. HAWKS, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 16 day of April, 2007.

JENNIFER M. HECKER
Notary Public, State of New York
Monroe County #6085555
Commission Expires 12/30/10

Notary Public
My Commission Expires: 12/30/10

Shelby County, AL 07/25/2011
State of Alabama
Deed Tax:$17.00