



20110725000215700 1/2 \$48.50
Shelby Cnty Judge of Probate, AL
07/25/2011 01:50:49 PM FILED/CERT

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

33,125
Value

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL PERSONS BY THESE PRESENTS:**
SHELBY COUNTY)

In consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in had paid by the grantees herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Sue Camp Pritchard as Trustee of the Trust created under the Last Will and Testament of Donald R. Pritchard, deceased** ("Grantor"), for and on behalf of the Trust does hereby grant, bargain, sell and convey unto **Justin R. Craft and Charles Nowlin** ("Grantees"), all of her right, title and interest in and to the following described real property located and situated in Shelby County, Alabama:

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.

And the undersigned does, for herself, her heirs, successors and assigns, does covenant with the said Grantees, that she 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.

TO HAVE AND TO HOLD to the said Grantee, his assigns and successors forever.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 25th day of April 2007.

**FAMILY TRUST CREATED UNDER THE
LAST WILL AND TESTAMENT OF DONALD
R. PRITCHARD, DECEASED**

WITNESS:

Keith P. Caudlebury

By: *Sue Camp Pritchard*
SUE CAMP PRITCHARD, TRUSTEE

STATE OF ALABAMA

)

ACKNOWLEDGMENT

)

JEFFERSON COUNTY

)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Sue Camp Pritchard, whose name as Trustee of the Family Trust created under the Last Will and Testament of Donald R. Pritchard, 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, as such trustee and with full authority, executed the same voluntarily for and as an act of said Trust on the day the same bears date.

Given under my hand and official seal this 25th day of April 2007.

Elaine Faye Carver
Notary Public *My Commission Expires: 8/10/2007*

THIS INSTRUMENT PREPARED BY:

**WILLIAM S. PRITCHARD III
PRITCHARD, McCALL & JONES, LLC
800 FINANCIAL CENTER
505 NORTH 20TH STREET
BIRMINGHAM, AL 35203-2605
PHONE: (205) 328-9190**

Shelby County, AL 07/25/2011
State of Alabama
Deed Tax: \$33.50