



20110725000215710 1/2 \$89.50  
 Shelby Cnty Judge of Probate, AL  
 07/25/2011 01:50:50 PM FILED/CERT

74,531  
 V. J. L.

# **GENERAL WARRANTY DEED**

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

In consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Mary P. Forman, a widow** ("Grantor"), 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.

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

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 Grantees, their assigns and successors forever.



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IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 16th day of May, 2007.

WITNESS:

\_\_\_\_\_  
*Mary P. Forman*  
 Mary P. Forman

STATE OF ALABAMA                    )  
   )  
 JEFFERSON COUNTY                )     **ACKNOWLEDGMENT**

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Mary P. Forman, 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 official seal this 16th day of May, 2007.

\_\_\_\_\_  
*J. Boy Forman IV*  
 Notary Public  
 My Commission Expires 08/09/2010

Shelby County, AL 07/25/2011  
 State of Alabama  
 Deed Tax: \$74.50