



20110725000215720 1/2 \$89.50
Shelby Cnty Judge of Probate, AL
07/25/2011 01:50:51 PM FILED/CERT

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 grantees herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **W. S. Pritchard, Jr., a married man** ("Grantor"), does hereby grant, bargain, sell and convey unto **Justin R. Craft and Charles Nowlin** ("Grantees"), all of his 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 himself, his heirs, successors and assigns, does 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 he has a good and present right to sell and convey the same as aforesaid; that he will, and his 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.

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

WITNESS:

W. S. Pritchard, Jr.

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

I, the undersigned authority, a Notary Public in and for said County, hereby certify that W. S. Pritchard, Jr., 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.

Gleann Tate Wright
Notary Public Exp. 11/09/09

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