

20110908000265650 1/1 \$14.50  
Shelby Cnty Judge of Probate, AL  
09/08/2011 10:19:06 AM FILED/CERT

Shelby County, AL 09/08/2011  
State of Alabama  
Deed Tax:\$2.50

This Instrument Was Prepared By:  
**CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW**  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
**LETTIE CROWSON**  
185 Gardner Street  
Montevallo, Alabama 35115

**STATE OF ALABAMA )**  
**SHELBY COUNTY )** **WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **EIGHTEEN THOUSAND AND 00/100 DOLLARS (\$80,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANNA D. OSWALD**, A Single WOMAN, hereinafter called "GRANTOR," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **LETTIE CROWSON**, hereinafter called "GRANTEE" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY County**, Alabama, to-wit:

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the South right of way line of Alabama Highway 25 and the East right of way line of Gardner Street; thence in a Southerly direction along said East right of way line of Gardner Street a distance of 400 feet to the point of beginning; thence continue along last described course, along said right of way line, a distance of 75 feet; thence 81 degrees 39 minutes 00 seconds left, in a Southeasterly direction, a distance of 150 feet; thence 98 degrees 21 minutes 00 seconds left, in a Northerly direction, a distance of 75 feet; thence 81 degrees 39 minutes 00 seconds left, in a Northwesterly direction a distance of 150 feet to the point of beginning.

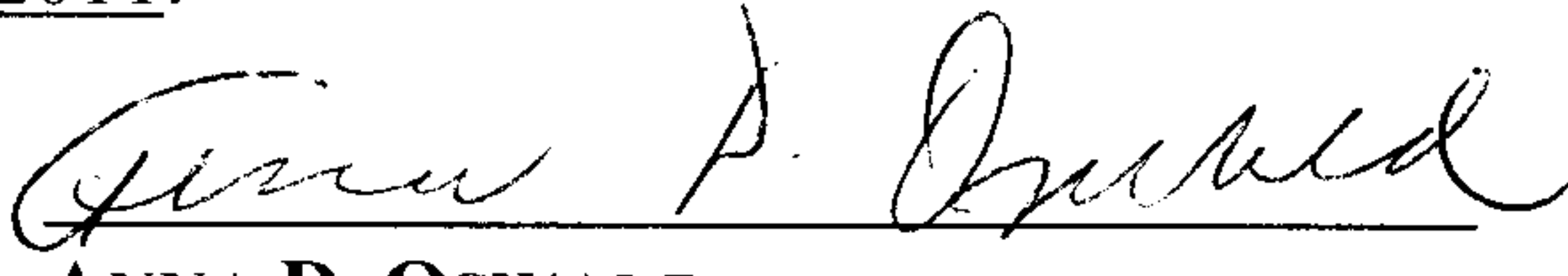
NOTE: Subject to all items of record.

NOTE: Purchase Money First Mortgage executed by Grantee, on even date herewith, in favor of Nationstar Mortgage, in the sum of \$78,458.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 31<sup>st</sup> day of August, 2011.

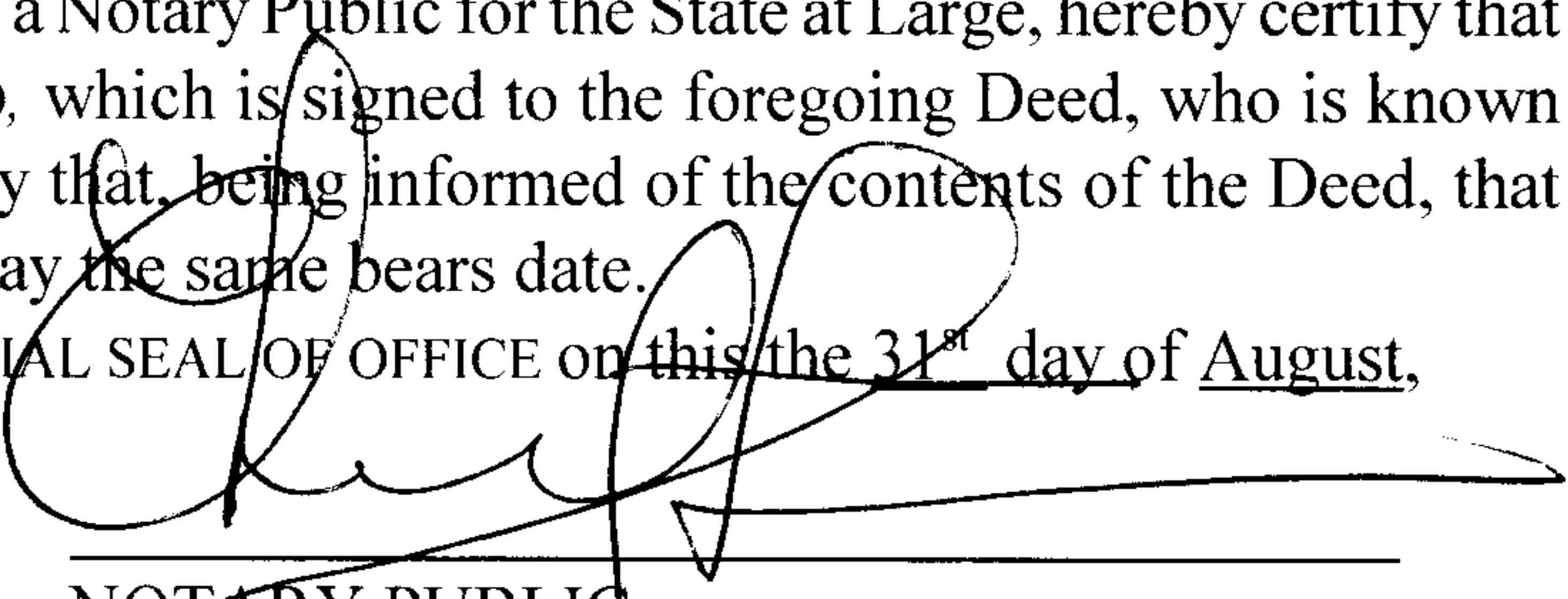
  
**ANNA D. OSWALD**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )** **ACKNOWLEDGMENT**

I, **CHRISTOPHER R. SMITHERMAN**, a Notary Public for the State at Large, hereby certify that the above posted name, **ANNA D. OSWALD**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31<sup>st</sup> day of August, 2011.



  
NOTARY PUBLIC  
My Commission Expires: May 13, 2012