

Send tax notice to:


Sheena A. Croft
7411 Highway 55
Wilsonville, AL 35186

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012011526

WARRANTY DEED


20120302000075340 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/02/2012 02:03:02 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$ 60,420.00, in hand paid to the undersigned, Wesley Whitten , an unmarried person, (hereinafter referred to as Grantor, whether one or more) by Sheena A. Croft, and Roy K. Croft, (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the N 1/2 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a point where the north line of the SW 1/4 of NW 1/4 intersects the west right of way line of Shelby County Road No. 55, and run thence southerly along the west boundary of said right of way 111 yards, more or less, to a point where the south boundary of a private driveway intersects the west boundary of said County Road, which said point is also marked by an iron stake, being the point of beginning; thence run westerly along the south boundary of said private road 210 feet; thence southerly and parallel with the west boundary of said right of way of said County Road 210 feet; thence easterly and parallel with the south boundary of said private drive, and along the north line of the Sarah H. Egger property, as described in Real Book 27, page 979, in the Office of the Judge of Probate of Shelby County, Alabama, 210 feet to the west boundary of said right of way of County road 55; thence northerly along the boundary of said westerly right of way 210 feet to the point of beginning. Being the same property as shown on the survey of Steven M. Allen, Registered Land Surveyor #12944, dated May 27, 1987 and revised June 16, 1987 and designated as the property described in Book 251, page 818, in Probate Office.

SUBJECT TO:

General and special taxes or assessments for 2012 and subsequent years not yet due and payable.

Encroachment(s) of Residence along the southerly boundary of subject property as shown by the survey of Rodney Shiflett dated December 18, 2008.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103, page 180, in Probate Office.

\$ 58,888.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it have a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her/their hand(s) and seal(s) this
2nd day of ~~January~~ February, 2012.

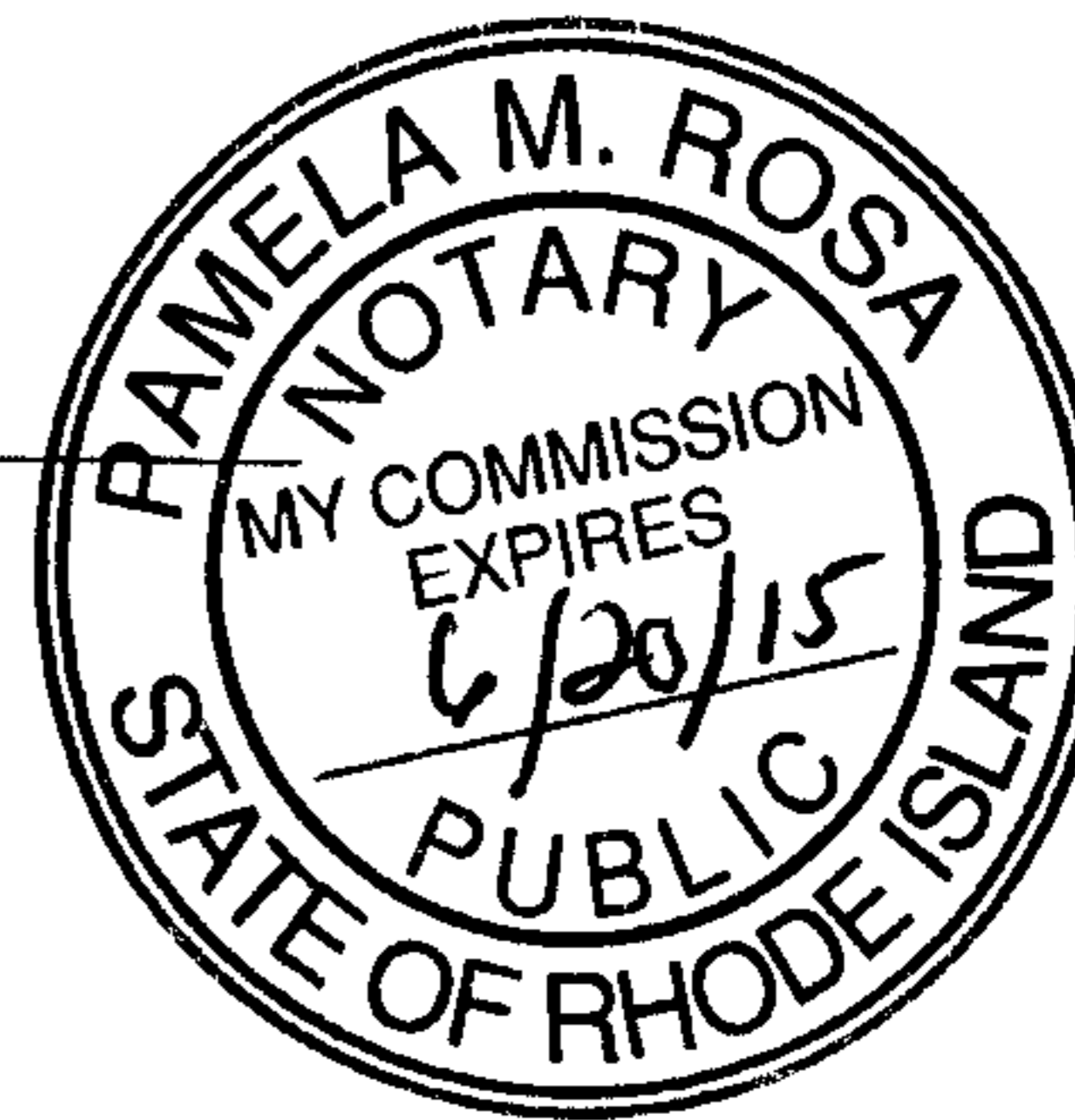
Wesley Whitten
Wesley Whitten

STATE OF Rhode Island
COUNTY OF Washington

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wesley Whitten, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of February, 2012.

Pamela M. Rosa
Notary Public
Print Name:
My Commission Expires:



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