

This instrument was prepared by
William G. Barnes
5037 Abbey Lane
Birmingham, Alabama 35215

20120330000110370 1/1 \$30.50
Shelby Cnty Judge of Probate, AL
03/30/2012 01:10:14 PM FILED/CERT

Send Tax Notice To:
Jeremy K. and Leisha F. Hairston
1025 Ashworth Drive
Chelsea, Alabama 35043

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED SIXTY EIGHT THOUSAND AND 00/100 (\$368,000.00)** Dollars
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
We, **VON KARL CROWSON AND CATHY L. CROWSON, HUSBAND AND WIFE**

(herein referred to as grantors) do, grant, bargain, sell and convey unto

JEREMY K. HAIRSTON AND LEISHA F. HAIRSTON

(herein referred to as GRANTEES), as joint tenants with right of survivorship the following described real estate situated in
SHELBY County, Alabama, to-wit:

**LOT 1-95, ACCORDING TO THE MAP AND SURVEY OF CHELSEA PARK, FIRST SECTOR, PHASE I & II, AS
RECORDED IN MAP BOOK 34, PAGE 21 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY
COUNTY, ALABAMA. TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS
MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE
COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILE FOR
RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 1ST SECTOR
EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATIONS, INC. AND RECORDED AS
INSTRUMENT NO. 20041026000590790, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE
HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").**


**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS,
ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.**

**\$349,600.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE
LOAN CLOSED SIMULTANEOUSLY HEREWITH.**


TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns,
forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or
terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest
in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the
grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their
heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances,
unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs,
executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29 day of March, 2012.



VON KARL CROWSON (Seal)




CATHY L. CROWSON (Seal)

Shelby County, AL 03/30/2012
State of Alabama
Deed Tax: \$18.50

**STATE OF ALABAMA
COUNTY OF SHELBY** *Jefferson*

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **VON KARL CROWSON
AND CATHY L. CROWSON, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are
known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29 day of March, 2012.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/15/2015

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 15, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS