

INSTRUMENT PREPARED BY:

**SPINA & LAVELLE, LLC
1500 URBAN CENTER DR, STE 450
BIRMINGHAM, AL 35242
205-298-1800**

SEND TAX NOTICE TO:

Terry Crowder
3420 Mountain Side Rd
Birmingham, AL 35243

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Thousand and 00/100 DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Acceptance Loan Co, Inc.**, (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **Terry Crowder**, (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Begin at a point in the East line of the NW quarter of the SE quarter, Section 27, Township 19, Range 1 West, which point is 330 feet south of the NE corner of said forty; run thence west at a right angle to the east line of the road as now located in said forty; thence northwesterly to the intersection of the east line of said forty; thence run south along such line to the point of beginning, situated in Shelby County, Alabama.

Subject to all easements, restrictions and right of ways of record.


Subject to 2012 and subsequent years taxes.

This instrument is executed without warranty of representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by the undersigned and not specifically excepted herein.

TO HAVE AND TO HOLD Unto the said Grantee, his her or their heirs and assigns forever.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 6 day of April, 2012.

Acceptance Loan Co, Inc.


By: Oscar Mann, Asset Recovery Manager

STATE OF ALABAMA)


COUNTY OF)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Oscar Mann** whose name as **Asset Recovery Manager for Acceptance Loan Co, Inc.** is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of April, 2012


NOTARY PUBLIC

My Commission Expires: 5/22/13


20120411000124300 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
04/11/2012 01:25:57 PM FILED/CERT

Shelby County, AL 04/11/2012
State of Alabama
Deed Tax: \$3.00