

This instrument prepared by:
TitleSouth, LLC
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Betty J. Wooten
1585 Timber Court
Helena, Alabama 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty-Six Thousand Nine Hundred And No/100 Dollars (\$136,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Louise L. Crawford, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Betty J. Wooten (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 56, according to the Survey of Timber Park, Phase IV, as recorded in Map Book 15, page 68, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Thirty-Four Thousand Four Hundred Nineteen And No/100 Dollars (\$134,419.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 31, 2012.

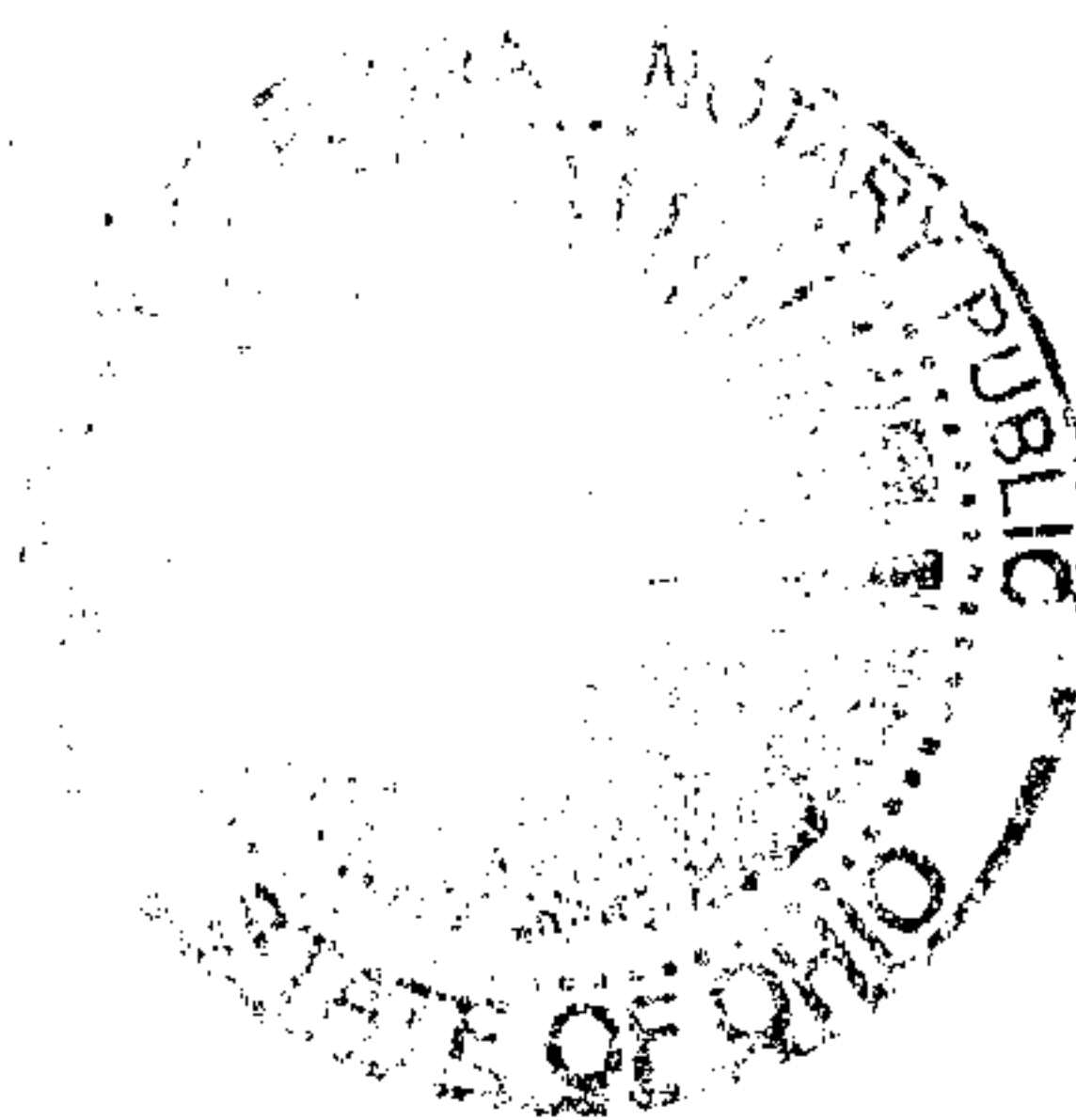
Louise L. Crawford.
Louise L. Crawford

STATE OF OHIO)
Montgomery COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louise L. Crawford, 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 on the day same bears date.

Given under my hand and official seal on the 31st day of May, 2012.

Jeffery A. Flora
Notary Public
Commission Expires: Sept. 13, 2015



20120605000198120 1/1 \$14.50
Shelby Cnty Judge of Probate, AL
06/05/2012 03:43:02 PM FILED/CERT

Shelby County, AL 06/05/2012
State of Alabama
Deed Tax: \$2.50