

Send tax notice to: Christina Michelle Ross 1268 1st Ave West, Alabaster, AL
35007

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160,
Birmingham, Al. 35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Nine thousand and no/100 (\$9,000.00) Dollars the amount of which can be verified according to the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Charles R. Crowder, a married man, whose mailing address is:
3025 Highland Lakes Rd., Birmingham, AL 35242

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto
Christina Michelle Ross, whose mailing address is:
1268 1st Ave. West, Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, **the address of which is: no street # 3rd Ave. NW, Alabaster, AL. 35007** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

Grantor is a married man, however, the property herein is not the homestead of the Grantor or his spouse.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s) and seal(s) this 29th day of May, 2015.

Shelby County, AL 06/08/2015
State of Alabama
Deed Tax: \$9.00


20150608000190020 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/08/2015 01:31:02 PM FILED/CERT

Charles R Crowder (Seal)
CHARLES R. CROWDER

_____(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal this the 29th day of May, 2015

[Signature]
NOTARY PUBLIC

My commission expires: 5/13/17

20150608000190020 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 671.80 FEET; THENCE TURN 58-00' LEFT AND RUN N 60-16'39" W FOR 210.00 FEET; THENCE TURN 1-50' RIGHT AND RUN N 58-26'36" W FOR 65.00'; THENCE RUN N 56-29'10" W FOR 27.06' TO THE POINT OF BEGINNING; THENCE RUN N 56-29'08" W FOR 79.77 FEET; THENCE RUN S 27-37'49" W FOR 83.33 FEET; THENCE RUN S 47-08'01" E FOR 68.93 FEET; THENCE RUN N 35-28'30" E FOR 94.15 FEET TO THE POINT OF BEGINNING.


20150608000190020 3/3 \$29.00
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