

STATE OF ALABAMA)
SHELBY COUNTY)

Send Tax Notice to:
Russell Crowe
3041 Highview Ln.
Calera, Alabama 35040

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that Oliver E. Crowe, an unmarried man, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Russell Eugene Crowe (herein referred to as "Grantee") the following-described real estate located in, Calera, Alabama 35040, being situated in Shelby County, Alabama:

Commence at the southwest corner of the northwest quarter of the southeast quarter of Section 4, Township 24 north, range 13 east, Shelby County, Alabama and run thence northerly, along the west line of the N.W. 1/4 of the S.E. 1/4 and the S.W. 1/4 of the N.E. 1/4 of said Section 4 a distance of 1,956.26' to the point of beginning of the property being described, Thence continue along last described course a distance of 100.0' to a point, Thence turn a deflection angle of 93°03'45'' to the right and run easterly a distance of 200.0' to a point, Thence turn a deflection angle of 86°56'15'' to the right and run southerly a distance of 100.0' to a point set on an existing fence line, Thence turn a deflection angle of 93°03'45'' to the right and run westerly along said fence line a distance of 200.0' to the point of beginning, containing 0.46 of an acre and marked on each corner with steel pins or pipes. Situated in Shelby County, Alabama. Property is subject to all agreements, easements, restrictions and/or limitations of probated record or applicable law.

According to the Survey of Joseph E. Conn, Jr., Alabama Registered Number #9049, dated April 20, 1988.

Subject to taxes for 2016 and subsequent years.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever, in fee simple.

The source of the Grantor's right, title, interest, and claim to the above described property Property is pursuant to that certain warranty deed dated June 6, 1994 and recorded at #1994-18191 with the Probate Court of Shelby County, Alabama. The Grantor is a married man and the Property is not the homestead of the Grantor.

Shelby County, AL 05/04/2017
State of Alabama
Deed Tax: \$101.00


20170504000155430 1/2 \$119.00
Shelby Cnty Judge of Probate, AL
05/04/2017 01:00:29 PM FILED/CERT

This instrument was prepared at the request of the Grantor with information provided by the Grantor. This instrument was prepared without the benefit of a title search and the preparer of this instrument makes no assurances as to the condition of the Property's title.

The Grantor, does individually and for the heirs, executors, and administrator of the Grantor covenant with said Grantee and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against all lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this deed and affixed the seal of the Grantor thereto on this the 20th day of April, 2017.

Oliver E. Crowe
Oliver E. Crowe
Grantor

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

I, a Notary Public for the State at Large, hereby certify that Oliver E. Crowe whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 20th day of April, 2017.

Blake C. Edmunds
Notary Public
My commission expires:

This instrument prepared by:
Edward B. Vines
1530 3rd Avenue North
Bessemer, Alabama 35020

Grantors' Mailing Address:
Oliver E. Crowe
416 Greenacres
Calera, AL 35040

Grantee's Mailing Address:
Russell E. Crowe
3041 Highview Ln.
Calera, Alabama 35040

Market value 100,890.
no address assigned to property


20170504000155430 2/2 \$119.00
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