

This instrument was prepared by  
J. Dan Taylor/Smyer, White,  
Taylor, Evans & Sanders  
2025 Fourth Avenue North ✓  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Mr. Ray Craft  
5369 New Hope  
Mountain Road  
Birmingham, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Two Thousand Three Hundred and 00/100 (\$92,300.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LARRY G. HUGGINS and KAREN D. HUGGINS, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto RAY HAROLD CRAFT and BONITA GAYLE CRAFT (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 3, in Block 1, according to the Survey of Indian Wood Forest, First Sector, as recorded in Map Book 7, page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

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

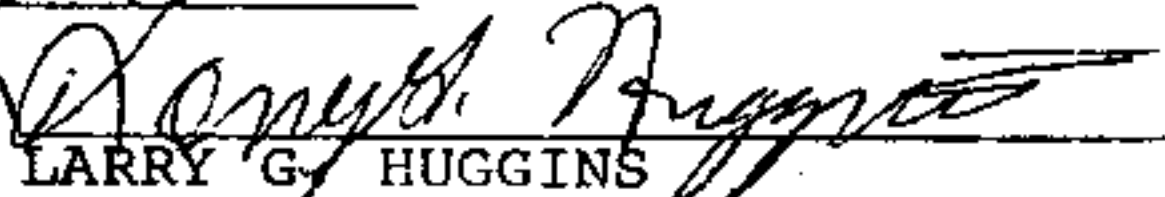
\$73,840.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

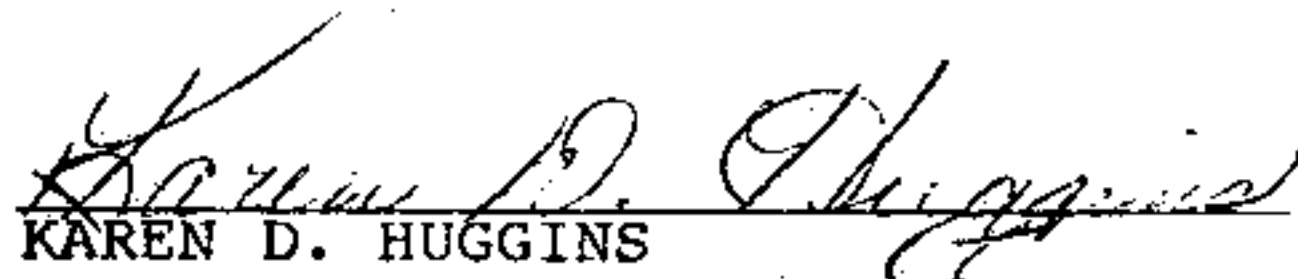
Ray Harold Craft is one and the same as Ray H. Craft, Jr. named as mortgagor in that certain mortgage to Banco Mortgage Company, recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 26th day of November, 1982.

  
LARRY G. HUGGINS

  
KAREN D. HUGGINS

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that LARRY G. HUGGINS and KAREN D. HUGGINS, 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 26<sup>th</sup> day of November, 1982.

My commission expires:

MY COMMISSION EXPIRES MAY 1, 1983  
ST. LOUIS COUNTY

Notary Public

BOOK 343 PAGE 891

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
COMPLAINT WAS FILED

1982 DEC -6 AM 9: 32

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

Seed	18.50
Rec.	3.00
Ind.	1.00
	<hr/>
	22.50

See mtg. 425-302

LAW OFFICES  
SMYER, WHITE, TAYLOR  
AND S. S. S. S. S.

SECRET