

This instrument was prepared by

(Name) LARRY L. HALCOMB

(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMEWOOD, ALABAMA 35209

Send Tax Notice To: Timothy Lynn Crawford

name 1901 - Old Hwy 280  
Chelsea, Ala  
address 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy thousand & No/100 (70,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Barbara B. Bone, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Timothy Lynn Crawford & Carolyn Smith Crawford

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

A part of the S.W.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  of Section 12, Township 20 South, Range 1 West, and described as follows: Begin at the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence East along the North line of same a distance of 664.58 feet; thence 90 Deg. 21 Min. to the right in a Southerly direction a distance of 1330.95 feet to the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, thence 89 Deg. 48 Min. to the right in a Westerly direction a distance of 662.63 feet to the Southwest corner of  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence 90 Deg. 07 Min. to the right in a Northerly direction along the West line of same a distance of 1,329.30 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to taxes for 1988.

Subject to right of way granted to Barbara B. Bone for means of ingress and egress rights deeded from Joseph Howard Dickert dated on November 5, 1985 and filed on November 5, 1985 at 12:23 PM and recorded in Real Book 47, Page 835 in the Probate Office of Shelby County, Alabama.

The subject property is not the homestead of the grantor nor her spouse.

\$ 50,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this \_\_\_\_\_

day of July, 19 88

WITNESS:

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 JAN -3 AM 11:05

JUDGE OF PROBATE

1. Deed Tax 20.00

2. Mtg. Tax (Seal)

3. Recording Fee 250.

4. Indexing Fee 100

TOTAL 2250 General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, THE Undersigned, a Notary Public in and for said County, in said State,

hereby certify that Barbara B. Bone, a married woman

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 voluntarily

on the day the same bears date.

Given under my hand and official seal this 23 day of July, A. D., 1988

Notary Public  
COMMISSION EXPIRES 11/12/90