

This instrument was prepared by

Send Tax Notice To: Robert Crouse

(Name) Jones & Waldrop  
(Address) 1009 Montgomery Highway  
Birmingham, Al. 35216  
#112/90

RT 1 Box 828  
CALERA AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Twenty-seven thousand five hundred and no/100 (\$27,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harry C. Smith and his wife Frances M. Smith

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

Robert Crouse and Ann Crouse

(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 7, Block 5, according to the Survey of Pine Grove Camp as recorded in Map Book 4, page 8, in the Probate Office of Shelby County, Alabama. Expressly subject to a one-half interest in the well on said premises to H. C. Smith.

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

\$22,500 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith; said mortgage is a purchase money mortgage from Grantees to Grantors.

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1. Deed Tax	\$ 5.00
2. Mfg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Notary Fee	\$ 1.00
5. ...	\$ ...
6. ...	\$ ...
Total	\$ 11.50

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, we have hereunto set OUR hand(s) and seal(s), this 13 day of April, 19 90.

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED

90 MAY -8 AM 10:56 (Seal)

J. P. ... (Seal)  
JUDGE OF PROBATE

Harry C. Smith (Seal)  
HARRY C. SMITH  
Frances M. Smith (Seal)  
FRANCES M. SMITH (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry C. Smith and his wife Frances M. Smith whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of April A. D., 19 90

W. Ronald Waldrop Notary Public