

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Tim L. Crawford

(Address) 8825 Old 280
Chelsea, AL 35043

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Fifty-Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Marty A. McDonald and wife, Patsy McDonald

(herein referred to as grantors) do grant, bargain, sell and convey unto
Tim L. Crawford and wife, Carolyn S. 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 NW 1/4 of Section 12, Township 20 South, Range 1 West, and described as follows: Begin at the NE corner of the SW 1/4 of NW 1/4 of said Section 12; thence South along the East line of same a distance of 666.30 feet; thence 89 degrees 39 minutes to the right in a Westerly direction a distance of 653.76 feet; thence 90 degrees 21 minutes to the right in a Northerly direction a distance of 666.30 feet to the North line of said 1/4-1/4 Section; thence 89 degrees 39 minutes to the right in an Easterly direction a distance of 445.05 feet; thence 89 degrees 39 minutes to the left in a Northerly direction a distance of 150.43 feet to the Southerly right of way of way line of Pumpkin Swamp Road; thence 125 degrees 35 minutes to the right in a Southeasterly direction along said right of way a distance of 256.63 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1995-15592

06/15/1995-15592
08:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 63.50

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 13th day of June, 1995

WITNESS:

(Seal)

(Seal)

(Seal)

Marty A. McDonald (Seal)
Marty A. McDonald (Seal)
Patsy McDonald (Seal)
Patsy McDonald

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marty A. McDonald and wife, Patsy McDonald whose name s are 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. 13th day of June, 1995.

Given under my hand and official seal this 13th day of June, A. D., 1995.
[Signature]
Notary Public.

Inst # 1995-15592

MTA