

Send Tax Notice To:

Lorri L. Crowder and husband,
Carlos A. Crowder
1560 Sequoia Trail
Helena, Alabama 35080

This instrument was prepared by:

James W. Fuhrmeister
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1996-29000

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Twenty Four Thousand Dollars and 00/100 (\$124,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Tara C. Powell and husband, Thomas E. Powell**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Lorri L. Crowder and husband, Carlos A. Crowder**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 7, according to the Survey of Cherokee Crest, as recorded in Map Book 9, Page 152, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1996 and subsequent years.
2. 35 foot building line as shown on recorded map.
3. 15 foot easement on rear of lot as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Restrictions appearing of record in Real Volume 65, Page 760.
6. Right-of-Way granted to Alabama Power Company recorded in Real Volume 75, Page 611.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real Volume 101, Page 1.
8. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.


NOTE: \$110000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

09/04/1996-29000
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 26.00

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 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 do for myself and for my heirs, executors, and administrators covenant with 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 I will and my 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 (I) have hereunto set our hand(s) and seal, this 30th day of August, 1996.


Grantor - Thomas E. Powell


Grantor - Tara C. Powell

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas E. Powell and wife, Tara C. Powell, 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 date the same bears date.

Given under my hand and official seal, this the 30th day of August, 1996.


Notary Public
My commission expires: 3-1-99

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-2-09/04/1996-29000
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