

SEND TAX NOTICE TO:

(Name) Billie E. Stevens
 2614 Royal Circle
 (Address) Pelham, Al. 35124

This instrument was prepared by

(Name) Jones & Waldrop
 1025 Montgomery Highway
 (Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 3/82 #004/97
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred thirty-seven thousand and no/100 (\$137,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William H. Crandall and his wife Dianne J. Crandall

(herein referred to as grantors) do grant, bargain, sell and convey unto
Billie E. Stevens and Jacqueline F. Stevens

(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 31, according to the Survey of Royal Oaks, 2nd Sector, as recorded
 in Map Book 7, page 77 in the Probate Office of Shelby County, Alabama.

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

Inst # 1997-03027

01/30/1997-03027
 09:12 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 SNA 145.50

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 27
 day of January, 19 97.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

William H. Crandall (Seal)
 WILLIAM H. CRANDALL
Dianne J. Crandall (Seal)
 DIANNE J. CRANDALL
 _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that William H. Crandall and his wife Dianne J. Crandall
 whose name 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 27 day of January, 19 97

Susan C. Clegg
 Notary Public