

SEND TAX NOTICE TO:

(Name) **Ann P. Pilkington and daughter,
Tammy Crouse Burnette**

(Address) 34 Chilton Rd. 724
Calera, AL 35040

Inst • 1997-16185

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00)** and other good and valuable consideration, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Tammy Crouse Burnette, a married woman, and Elizabeth Jane Crouse, an unmarried woman,** (herein referred to as grantors) do grant, bargain, sell and convey unto **Ann P. Pilkington and daughter, Tammy Crouse Burnette** (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 SE 1/4 of SW 1/4 of Section 2, Township 24 North, Range 13 East, more particularly described as follows:

Begin at a point where the North line of said 1/4 1/4 Section intersects the West boundary of U. S. Highway 31 for point of beginning; thence run Southerly along the West right of way line of U. S. Highway 31 a distance of 104.35 feet to a point; thence turn to the right and run Westerly parallel with the Northerly boundary of said 1/4 1/4 Section a distance of 417.42 feet to a point; thence turn to the right and run Northerly parallel with the Western right of way line of U. S. Highway 31 a distance of 104.35 feet to a point on the Northern boundary of said 1/4 1/4 Section; thence turn to the right and run Easterly along the Northern boundary of said 1/4 1/4 Section 417.42 feet to the point of beginning.

Robert A. Crouse, the father of the grantors, died on April 6, 1996, and his Last Will and Testament was admitted to probate on May 6, 1996, in the Probate Court of Shelby County, Alabama, Case No. 34-269. The grantors are all of the children of Robert A. Crouse, and each grantor is over nineteen (19) years of age. Robert A. Crouse was one and the same person as Robert Alva Crouse.

Ann P. Pilkington was formerly Ann P. Crouse.

Elizabeth Jane Crouse was formerly Elizabeth Crouse Glass.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the 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 we 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.

05/23/1997-16185
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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IN WITNESS WHEREOF, we have hereunto set my or our hands and seals, this

23 day of May, 1997.

Tammy Crouse Burnette (SEAL)
Tammy Crouse Burnette

Elizabeth Jane Crouse (SEAL)
Elizabeth Jane Crouse

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tammy Crouse Burnette and Elizabeth Jane Crouse**, 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 day the same bears date.

Given under my hand and official seal this 23 day of May, 1997.

Peggy J. McShaw (SEAL)
Notary Public

1056 + 1221 10100

05/23/1997-16185
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50