



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Robert G. Crowder and Pamela A. Crowder
217 Captain Morton Drive
Brierfield, Alabama 35035

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Forty seven thousand five hundred and no/100 (\$47,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Barbara A. Crowson and Daniel A. Crowson, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert G. Crowder and Pamela A. Crowder** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of May, 2004.

Witness

Barbara A. Crowson

Witness

Daniel A. Crowson

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Barbara A. Crowson and Daniel A. Crowson, wife and husband**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May, 2004.

Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Northeast corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama and run thence Westerly along the North line of said Section 18, a distance of 609.92 feet to a point; thence turn a deflection angle of 88 degrees 50 minutes 30 seconds to the left and run Southerly a distance of 2,396.65 feet to a point; thence turn a deflection angle of 94 degrees 40 minutes 46 seconds to the right and run Westerly a distance of 692.96 feet to the point of beginning of the property being described; thence turn a deflection angle of 90 degrees 25 minutes 22 seconds to the left and run Southerly a distance of 242.01 feet to a point; thence turn a deflection angle of 89 degrees 34 minutes 38 seconds to the left and run Easterly a distance of 696.86 feet to a point on the Westerly right of way line of a paved road in a curve to the right having a central angle of 26 degrees 09 minutes 18 seconds and a radius of 295.87 feet; thence run Northeasterly along the arc of said curve a distance of 135.06 feet to the P.T. of said curve; thence continue along the tangent of said curve a tangent distance of 148.56 feet to a point; thence turn a deflection angle of 126 degrees 36 minutes 39 seconds to the left from tangent and run Westerly a distance of 840.71 feet to the point of beginning.