

This instrument was prepared by

(Name) Michael J. Romeo

(Address) 2010 City Federal Bldg., Birmingham, Al. 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand Three Hundred and No/100 DOLLARS and the assumption of the hereinbelow described mortgage.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Cordell Kenneth Brown and wife, Carolyn W. Brown
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Jerome Crawford and wife, Terry D. Crawford

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit: See attached legal

description.

Subject to the following:

1. Taxes due in the year 1979.
2. Sewer easement across said lot as shown by Probate Court No. 18288 Circuit Court No. L 407-75 and in Lis Pendens 5 Page 173 and 174 in the Probate Office of Shelby County, Alabama.

And as further consideration hereof, the Grantees hereby assume and promise to pay that certain mortgage to Jackson Company as recorded in Mortgage Book 371, page 115, and transferred and assigned to Birmingham Trust National Bank, as shown in Misc. Book 25, page 852, in the Probate Office of Shelby County, Alabama, according to the terms thereof.

19781115000153480 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/15/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 26th. day of October, 1978.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cordell Kenneth Brown and wife, Carolyn W. Brown 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 26th. day of October, A. D., 1978

Notary Public.

A part of Lot 16, Block 2 of the K. B. Nickerson's Survey on Helena Road, which is recorded in Map Book 3 page 116 in the Probate Records of Shelby County, Alabama, and which is more particularly described as follows: Commence at the northeast corner of said Lot 16, being also the southeast corner of Lot 7, Block 2, thence in a westerly direction along the south line of said Lot 7 and Lot 6, Block 2 of said subdivision, a distance of 225.0 feet; thence 92 deg. left in a southerly direction parallel with the east lines of Lots 8 and 9 Block 2 of said Subdivision, a distance of 203.0 feet; thence 88 deg. left in an easterly direction a distance of 146.85 feet to the beginning of a traverse line, West of Buck Creek, the northwest bank of said creek being the southeasterly property line of herein described property; thence 61 deg. 38 min. 39 sec. left in a northeasterly direction a distance of 154.55 feet; thence 30 deg. 21 min. 21 sec. left in a northerly direction a distance of 66.92 feet to the point of beginning. There is EXCEPTED herefrom the north 23 feet of the above described property.

STATE OF ALA. SHELBY CO.

RECEIVED

NOV 15 11 30 AM '04

Correction

STATE OF ALA. SHELBY CO.

Rec. 3.00

Ind. 1.00

4.00



19781115000153480 2/2 \$.00
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