

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) P. O. BOX 1007, ALABASTER, AL



1387

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY EIGHT THOUSAND THREE HUNDRED AND NO/100TH (\$68,300.00) DOLLARS

to the undersigned grantor, **CRESTWOOD REALTY, INC.** a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**RICHARD ALAN YATES AND WIFE, LISA ANNE SELLS YATES**

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

SHELBY County, Alabama to-wit:

Lot 23, according to the Survey of Portsouth, Third Sector, as recorded in Map Book 7 Page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$64,850.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: 2166 Highway 31 South, Pelham, AL 35124

GRANTEEES' ADDRESS: 1966 Tradewind Circle, Alabaster, AL 35007

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TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **B. J. JACKSON** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28TH day of OCTOBER 19 83

ATTEST:

CRESTWOOD REALTY, INC.

By B. J. Jackson President

STATE OF ALABAMA  
COUNTY OF SHELBY

STATE OF ALA. SHELBY CO.  
I CERTIFY THAT  
INDEED WAS FILED

1983 OCT 28 PM 4:25  
see Mtg 438-474

Deed TAX 3.50  
Rec 1.50  
Jud 120  
6.00

I, THE UNDERSIGNED  
State, hereby certify that **B. J. JACKSON** of PROBATE  
whose name as THE President of **CRESTWOOD REALTY, INC.**  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 28TH day of OCTOBER 1983

[Signature]  
Notary Public