

431

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) V. Wayne Causey, Attorney at Law

(Address) P. O. Drawer D, Calera, Alabama

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Dollars and no/100 (\$4,000.00)
And the assumption of the hereinafter described mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Donald Wayne Crowson and wife, Deborah Keller Crowson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Billy J. Strickland and wife, Dorothy V. Crowson

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

Shelby County, Alabama to-wit:

Lots 5 and 6 in Block 93, according to J.H. Dunstan's Map of the Town of Calera, Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the current year.
2. Restrictions, covenants and conditions as set out in Deed Book 217 Page 360 in Probate Office of Shelby County, Alabama.

And as further consideration the Grantees herein, hereby expressly assume and agree to pay that certain indebtedness secured by that certain mortgage executed by the Grantors herein to Charter Mortgage Company, , recorded in Mortgage Book 405 Page 234, and which said mortgage was assigned to Jacksonville National Bank by Misc. Book 37 page 670 and then to Federal National Mortgage Association as shown by Misc. Book 37 Page 671 in the Probate Office of Shelby County, Alabama.

\$2,500.00 of the consideration recited above was paid from a second mortgage loan closed simultaneously herewith.

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 3rd day of December, 1983.

WITNESS:

Donald Wayne Crowson (Seal) Deborah Keller Crowson (Seal)
Donald Wayne Crowson (Seal)
Deborah Keller Crowson (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald Wayne Crowson and wife, Deborah Keller Crowson 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, A. D., 1983
V. Wayne Causey Notary Public

BOOK 351 PAGE 861

STATE OF ALA. SHELBY CO.
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