

SEND TAX NOTICE TO:

1010

(Name) Edwin Beaver
1408 Portsouth Lane
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
2100 - 16th Avenue, South
(Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS

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 Gay Crittenden and wife, Marjorie W. Crittenden

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

Edwin Beaver and wife, Kathy H. Beaver

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

Shelby

County, Alabama to-wit:

Lot 26, according to the Survey of Portsouth, First Sector,

as recorded in Map Book 6, Page 22, in the Office of the

Judge of Probate of Shelby County, Alabama.

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

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Colonial Mortgage Company recorded in Mortgage Book 362, Page 52; and assigned to Federal National Mortgage Association by instrument recorded in Misc. Book 20, Page 854.

BOOK 354 PAGE 129

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 16th

day of March, 19 84

WITNESS:

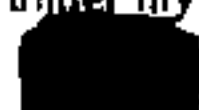
STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1984 MAR 20 AM 8:33 (Seal)
Recd TAX 20.00
Rec 1.50
Fund 1.00
22.50

Donald Gay Crittenden (Seal)
Donald Gay Crittenden
Marjorie W. Crittenden (Seal)
Marjorie W. Crittenden (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } JUDGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Gay Crittenden and wife, Marjorie W. Crittenden 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, A. D. 19 84.



Frank K. Bynum



Notary Public.