

This instrument was prepared by

A)6891

(Name) William T. Mills, II

(Address) #2 Office Park Circle, Birmingham, Alabama 35223

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

SEND TAX NOTICE TO:

Anthony J. Crowe
2551 Commanche Drive
Birmingham, AL 35244
consideration (10.00) DOLLARS

That in consideration of TEN AND NO/100 and other good and valuable consideration

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

CALVIN DAWSON NELSON and MOLLY PLOTT NELSON, husband and wife

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

Anthony J. Crowe and wife, Deborah G. Crowe

(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:

Lot 12 according to the map of Indian Valley, Third Sector as recorded in Map Book 5, Page 97 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements and restrictions of record, if any.

Sales price of the property is exactly \$76,500.00 of which \$66,500.00 was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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 X (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~they~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XX~~ (we) will and ~~XX~~ (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 7 day of Jan, 1984.

WITNESS:

Deed TAX 10.00
Rec 2.50
Ins 1.00
13.50
STATE OF ALA: SHELBY CO. (Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
1984 AUG -9 AM 11:07 (Seal)
453-750

CALVIN DAWSON NELSON (Seal)
MOLLY PLOTT NELSON (Seal)

STATE OF ALABAMA

Jefferson COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, ~~Jefferson~~ A. Wilson, a Notary Public in and for said County, in said State, hereby certify that CALVIN DAWSON NELSON and MOLLY PLOTT NELSON, husband and wife 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 that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of Jan, A. D. 1984

Alabama Fed.

My Commission Expires June 28, 1986

Notary Public.