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Position 5

This Instrument was Prepared by

USDA-FmHA
Form FmHA-AL-427-4
(9-14-72)

HARRISON, CONWILL, HARRISON &
JUSTICE
P.O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

(For Transfer Cases) - Joint Tenants With Right of Survivorship

\$29,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE, made this _____ day of August, 19 84, between
Donald W. Crumpton and wife, Rebecca Crumpton

of Shelby County, State of Alabama, party(ies) of the first part, and

Harold E. Walden, Jr. and Joni Jean Walden

of Shelby County, State of Alabama, parties of the second part;

WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain, sell and convey unto the said parties of the second part, as joint tenants with the right of survivorship, the following

described land, lying and being in the County of Shelby, State of Alabama, to-wit:
Commence at the Northwest corner of Section 13, Township 21 South, Range 1 East; thence run East along the North line of said Section 13 a distance of 1157.49 feet to the point of beginning; thence turn an angle of 118 degrees 04 minutes 57 seconds to the right and run a distance of 47.17 feet to a point on the Northeast R/W line of Mardis Ferry Road; thence turn an angle of 68 degrees 15 minutes to the left and run along said R/W a distance of 162.85 feet; thence turn an angle of 106 degrees 58 minutes to the left and run a distance of 173.80 feet to a point on the Southwest margin of the old Mardis Ferry Road; thence turn an angle of 94 degrees 27 minutes 42 seconds to the left and run along said old road a distance of 165.75 feet; thence turn an angle of 90 degrees 19 minutes 18 seconds to the left and run a distance of 66.61 feet to a point on the North line of Section 13, and the point of beginning. Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 13, and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama.

The above-described land is subject to the following described mortgage(s):

1. That certain mortgage to the United States of America executed by Donald W. Crumpton and wife,

Rebecca Crumpton dated the 23rd day of September

19 75, and recorded in Mortgage Book 349, at Page 75, in the Office of the Judge of Probate of

Shelby

County, Alabama:

Harrison & Conwill

and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD to said parties of the second part, 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 the said party(ies) of the first part does (do) for ourselves and for

our heirs, executors, administrators and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of

them that we are ~~has~~(are) lawfully seized in fee simple of said premises; that the premises are

free from all encumbrances except as hereinbefore set forth; that we have ~~XXX~~ (have) a good

right to sell and convey the same as aforesaid; that we will will, and our heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set our hand(s) and seal(s), the day and year first above written.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG 24 PM 1:21

Donald W. Crumpton (LS)
Donald W. Crumpton

Rebecca Crumpton (LS)
Rebecca Crumpton

STATE OF ALABAMA

COUNTY OF SHELBY

JUDGE OF THE COURT

Beed TAX 29.00
Rec 5.00
Ind 1.00
35.00

I, the undersigned authority, a Notary Public in and for said County and State, do hereby

certify that Donald W. Crumpton and wife, Rebecca Crumpton
whose name(s) ~~has~~(are) signed to the foregoing conveyance and whose ~~name~~(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 seal this 24th day of August, 19 84.



William R. Justice
Notary Public