SEND TAX NOTICE TO:

(Name) Cynthia Ann Crowder
1147 Arrowhead Drive
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

(Address) 2100 16th Avenue South, Birmingham, AL 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 THIRTY THOUSAND TWO HUNDRED THIRTY FOUR AND 24/100 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,

Linda B. Chavies, and husband William Robert Chavies, Jr.

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

Cynthia Ann Crowder and husband, Thomas E. Crowder
(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 8, Block 3, according to Map of Navajo Hills, Second Sector, as recorded in Map Book 5, Page 24, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

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

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And as part of the consideration, the herein Grantees expressly assume and promise to pay that certain mortgage to Molton, Allen & Williams, Inc. as recorded in Mortgage Book 336, Page 9, and last assigned to Federal National Mortgage Association, by assignment dated June 4, 1974, recorded in Misc. Book 8, page 253, in said Probate Office according to the terms and conditions of said mortgage.

$10,000.00 of the pruchase price $30,234.24 was paid from a second mortgage loan closed simultaneously herewith.

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

1984 DEC 12 AM 10:36

Deed Tax 20.50
Rec. 2.50
Ind. 1.00
24.00

JUDGE OF PROBATE

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 7th day of December, 1984.

WITNESS:

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

Linda B. Chavies (Seal)
Linda B. Chavies

William Robert Chavies, Jr. (Seal)
William Robert Chavies, Jr.

_____ (Seal)

_____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda B. Chavies and husband, William Robert Chavies, Jr. 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 7th day of December A. D., 19 84

Notary Public