

TITLE NOT EXAMINED

This instrument was prepared by: 497
(Name) WATSON & JOHNSON
(Address) P. O. Box 987
Alabaster, Alabama 35007

Send Tax Notice to:
(Name) Roger R. and Martha A. Crumpton
(Address) Route 1, Box 104
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of SIX THOUSAND AND NO/100 (\$6,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
A. N. Crumpton and wife, Lillian Crumpton
(herein referred to as grantors) do grant, bargain, sell and convey unto
Roger R. Crumpton and Martha A. Crumpton
(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:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, thence run Easterly and along the South line for a distance of 993.75 feet, thence turn 104 $^{\circ}$ 10' to the left for a distance of 225.33 feet, thence turn 73 $^{\circ}$ 34' 55" to the left for a distance of 232.48 feet to the point of beginning. Thence continue along same line for a distance of 190.0 feet, thence turn 73 $^{\circ}$ 04' 10" to the right for a distance of 220.06 feet, thence turn 104 $^{\circ}$ 40' 45" to the right for a distance of 190.0 feet, thence turn 75 $^{\circ}$ 50' to the right for a distance of 227.25 feet to the point of beginning, and containing 0.94 acre, more or less.

ALSO, an easement for drive being described as follows: Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, thence run Easterly and along the South line for a distance of 993.75 feet, thence turn 104 $^{\circ}$ 10' to the left for a distance of 205.53 feet to the point of beginning. Thence continue along same line for a distance of 19.80 feet, thence turn 73 $^{\circ}$ 34' 55" to the left for a distance of 253.45 feet, thence turn 96 $^{\circ}$ 40' 40" to the left for a distance of 19.60 feet, thence turn 83 $^{\circ}$ 25' 44" to the left for a distance of 256.77 feet to the point of beginning. The above easement is a non-exclusive easement for a driveway.

Subject to easements, restrictions and rights-of-way of record.

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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 for such survivor forever, together with every contingent remainder and right of reversion.

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 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 30th day of March, 19 87.

WITNESS

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1987 APR 7 PM 3:49

JUDGE OF PROBATE

(A. N. Crumpton) (Seal)

(Lillian Crumpton) (Seal)

Lillian Crumpton (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that A. N. Crumpton and wife, Lillian Crumpton whose names 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 30th day of March A.D., 19 87

Jamie E. [Signature]

Deed Tax 6.00
Rec 2.50
Fees 1.00
9.50