

This instrument was prepared by 1718
(Name) Norman L. Collum
(Address) P. O. Box 59293, Birmingham, Al. 35259-9293

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand and no/100 -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jean C. Collum, a married woman

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

Robert Earl Craft and wife, Joyce Craft

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

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION OF PROPERTY BEING CONVEYED.

This conveyance is subject to easements and restrictions of record.

Six thousand and no/100 Dollars (\$6,000.00) of the above recited consideration was paid from the proceeds of a purchase money mortgage executed simultaneously with the delivery of the deed.

"THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE."

BOOK 152 PAGE 151

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, I have hereunto set my hand(s) and seal(s), this 18th day of September, 19 87.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Jean C. Collum (Seal)
Jean C. Collum _____ (Seal)
_____ (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Jean C. Collum, a married woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, A. D., 19 87

Sharon E. Dargfeld
Notary Public

"EXHIBIT A"

Parcel A:
Tract I:

Commence at the Southeast corner of Lot 11, Block 51, of the Map of the TOWN OF SOUTH CALERA, as recorded in Map Book 3, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama; thence run West along the South line of said Lot 11 a distance of 26.12 feet to the West right of way line of U. S. Highway No. 31; thence turn right 90 deg. 06 min. 25 sec. and run North along said West right of way line a distance of 400.0 feet to the Point of Beginning; thence continue along the last described course a distance of 150.0 feet to the South right of way line of County Road No. 4; thence turn left 90 deg. 06 min. 25 sec. and run West along said South right of way line of said County Road No. 4 a distance of 115.87 feet; thence turn left 89 deg. 53 min. 35 sec. and run South a distance of 138.31 feet; thence turn left 90 deg. 06 min. 25 sec. and run East a distance of 11.0 feet; thence turn right 100 deg. 19 min. 45 sec. and run Southerly a distance of 11.93 feet; thence turn left 100 deg. 19 min. 45 sec. and run East a distance of 107.91 feet to the point of beginning.

Tract II:

Commence at the Southeast corner of Lot 11, Block 51, of the Map of the TOWN OF SOUTH CALERA, as recorded in Map Book 3, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama; thence run West along the South line of said Lot 11 a distance of 26.12 feet to the West right of way line of U. S. Highway No. 31; thence turn right 90 deg. 06 min. 25 sec. and run North along said West right of way line a distance of 258.0 feet to the point of beginning; thence continue along the last described course a distance of 75.0 feet; thence turn left 90 deg. 06 min. 25 sec. and run West a distance of 120.0 feet; thence turn left 79 deg. 40 min. 15 sec. and run Southwesterly a distance of 76.24 feet; thence turn left 100 deg. 19 min. 45 sec. and run West a distance of 133.53 feet to the Point of Beginning.

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

1937 SEP 22 AM 10:53

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	---
2. Mtg. Tax		---
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		6.00