

SEND TAX NOTICE TO:

(Name) RICHARD E. CROCKER
1232 SEQUOIA TERRACE
 (Address) ALABASTER, ALABAMA 35007

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 2027 SECOND AVENUE NORTH, BIRMINGHAM, ALABAMA 35203

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED ONE THOUSAND FIVE HUNDRED AND NO/100 (\$101,500.00) DOLLARS

to the undersigned grantor, BRANTLEY HOMES, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

RICHARD E. CROCKER, A MARRIED MAN

(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 60, according to the survey of Navajo Hills, 9th Sector, as recorded in Map Book 10 page 84 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1988.
2. Building setback line of 35 feet reserved from Sequoia Trail and Sequoia Terrace as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument recorded in Real 113 page 906 in Probate Office.
4. Easement to South Central Bell as shown by instrument recorded in Real 133 page 540 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Real 131 page 624 in Probate Office.

\$96,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 5.50
 2. Mtg. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 9.00

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1987 DEC 21 AM 10:30

Thomas A. Snodgrass, Jr.
 CLERK 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, BILL BRANTLEY who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17TH day of DECEMBER 19 87

ATTEST:

By *Bill Brantley*
 BILL BRANTLEY President

STATE OF ALABAMA }
 COUNTY OF JEFFERSON }

I, THE UNDERSIGNED a Notary Public in and for said County in said State, hereby certify that BILL BRANTLEY whose name as President of BRANTLEY HOMES, INC. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 17TH day of DECEMBER 19 87

Kimberly A. Muddock

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