

SEND TAX NOTICE TO:

(Name) Stephen D. Cragon
Mary C. Cragon
 (Address) 2012 Shagbark Road
Birmingham, AL 35244

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 704 Independence Plaza
Birmingham, AL 35209

(Address)
 FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seventy Five Thousand and no/100---- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. Rudi Heater, unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Stephen D. Cragon and Mary C. Cragon

(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 803, according to the Survey of Riverchase Country Club,
15th Addition, as recorded in Map Book 8, page 168, in
the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$140,000.00 of the purchase price recited above was paid
 from a mortgage loan closed simultaneously herewith.

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 my have hereunto set hand(s) and seal(s), this 24th
day of December 19 87

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
88 JAN -4 AM 10:49 (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY
JUDGE OF PROBATE

I, the undersigned, a Notary Public for said County, in said State,

hereby certify that J. Rudi Heater
 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 he executed the same voluntarily
 on the day the same bears date. 24th December 87

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

J. Rudi Heater (Seal)
1. Deed Tax \$35.00 (Seal)
2. Reg. Tax (Seal)
3. Recording Fee 2.50
4. Indexing Fee 1.00
38.50

William H. Halbrooks (Seal)
 Public.

BOOK 165 PAGE 761