

This instrument was prepared by

(Name) Dale Corley 582

(Address) 2100 Sixteenth Avenue, South

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Sixty-Four Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Steven W. Chance and wife, Cathy Diane Chance

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

Oliver E. Crumpton and wife, Willie Mae Crumpton

(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 65, according to the Map of Southern Hills, as recorded in Map Book 7, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$64,044.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

- 1. Deed Tax \$ 50.
- 2. Mtg. Tax \_\_\_\_\_
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00

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 26th day of April, 19 88.

WITNESS:

\_\_\_\_\_  
 STATE OF ALA. SHELBY COUNTY (Seal)  
 I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
 88 MAY -9 AM 9:03 (Seal)

Steven W. Chance (Seal)  
 Steven W. Chance  
 \_\_\_\_\_ (Seal)  
Cathy Diane Chance (Seal)  
 Cathy Diane Chance

STATE OF ALABAMA Thomas A. Snowden, Jr. JUDGE OF PROBATE  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven W. Chance and wife, Cathy Diane Chance whose name s 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 26th day of April A. D., 19 88

Clayton T. Greene Notary Public.

BOOK 183 PAGE 415