

This instrument was prepared by

77

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-One Thousand Five Hundred Twenty and no/100 DOLLARS
(\$91,520.00)

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

Thomas Milton Crumley, a married man

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

Ronald B. Luster and Sandra O. Luster

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

Shelby

County, Alabama to-wit:

A parcel of land containing 3.52 acres, more or less, located in the SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the NW corner of the SW $\frac{1}{4}$ of said Section 28; thence run South along the West Section line a distance of 1354.34 feet to the centerline of Alabama Highway #119; thence turn left 79 deg. 09 min. 30 sec. a distance of 58.64 feet to the intersection of the Southeasterly right of way of said highway and the Easterly right of way of Indian Trail and the point of beginning; thence turn left 43 deg. 00 min. 33 sec. along said Highway #119 a distance of 242.40 feet; thence turn right 92 deg. 49 min. 47 sec. a distance of 641.68 feet; thence turn right 109 deg. 45 min. 46 sec. a distance of 297.07 feet to the Easterly right of way of said Indian Trail; thence turn right 74 deg. 17 min. 12 sec. along said right of way a distance of 530.59 feet to the point of beginning.

LESS AND EXCEPT rights to ingress and egress over the existing drive along the South line of said property, or along a 20-foot wide strip of land along the South line of said property.

Subject to lien for 1988 ad valorem taxes.

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR.

NO HAZARDOUS WASTE HAS BEEN STORED, BURIED OR OTHERWISE DEPOSITED ON THIS LAND.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 23rd
day of August, 19 88.

WITNESS:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 SEP -1 PM 1:52

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

Thomas Milton Crumley (Seal)

STATE OF ALABAMA

Shelby

COUNTY

2. Mtg Tax

3. Recording Fee 250

4. Indexing Fee 100

TOTAL 9550

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Thomas Milton Crumley, a married man
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.

Given under my hand and official seal this 23rd day of August, A. D., 19 88

William R. Justice

Notary Public.

