



1035
american title insurance company

SEND TAX NOTICE TO:
STEVEN R. CRUTCHFIELD
3013 LONG LEAF LANE
HELENA, ALABAMA 35080

This instrument was prepared by 2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (206) 254-8080

(Name) CLAIBORNE P. SEIER, ATTY.

(Address) 2100 SOUTHBRIDGE PKWY, B'HAM, AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

to the undersigned grantor, H. WALKER & ASSOCIATES, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto STEVEN R. CRUTCHFIELD, AND WIFE,
CONNIE G. CRUTCHFIELD

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in SHELBY County, Alabama, to-wit:

Lot 20, according to the MAP AND SURVEY of ROYAL PINES as recorded in Map Book
11, Page 51, in the PROBATE OFFICE of SHELBY County, ALABAMA.

Subject to Easements and Restrictions of Record.

Subject to taxes for 1988 and thereafter.

\$76,950.00 of the above purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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1. Deed Tax \$ 9.00
2. Mtg Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 12.50

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, HAROLD R. WALKER
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of September 19 88

ATTEST:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

By Harold R. Walker
HAROLD R. WALKER President

STATE OF ALABAMA
COUNTY OF

88 SEP 15 AM 8:19

I, Thomas A. Snowling Jr. a Notary Public in and for said County in said
State, hereby certify that the undersigned
whose name as HAROLD R. WALKER
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,

My Commission Expires October 8, 1990

Given under my hand and official seal, this the 9th day of

September 19 88

RETURN TO: AMERICAN TITLE INSURANCE COMPANY

200 BYRD DR. SUITE 204

Julie L. Feag Public 67480