

This instrument was prepared by

1372

Send Tax Notice To: John D. Crawford  
name

(Name) Dale Corley  
(Address) 2100 SouthBridge Parkway/Ste. 650  
Birmingham, Al 35209

5175 Colonial Park Rd  
address Birmingham AL 35243

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John D. Crawford and wife, Mary D. Crawford

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

John D. Crawford and Mary D. Crawford

(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 23, According to the Survey of Meadow Brook, Sixth Sector, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

BOOK 235 PAGE 869

1. Deed Tax	\$ 1.00
2. Mig. Tax	_____
3. Recording Fee	2.50
4. Indexing Fee	2.00
TOTAL	5.50

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 OUT hand(s) and seal(s), this 20th day of April, 19 89

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

89 APR 26 AM 8:55 (Seal)

Thomas A. Snowling Jr. (Seal)  
JUDGE OF PROBATE

John D. Crawford (Seal)

Mary D. Crawford (Seal)

Mary D. Crawford (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that John D. Crawford and wife, Mary D. Crawford whose name 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 20th day of April A. D., 19 89

Clayton L. Moore  
Notary Public