

SEND TAX NOTICE TO:

(Name) P.O. Box 57

(Address) Sturrett, AL 35147

This instrument was prepared by 1462

(Name) VERNON N. SCHMITT, ATTORNEY AT LAW

(Address) P.O. Box 521, Leeds, Alabama 35094

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100-----(\$1.00) ^{\$500.00}----- DOLLARS

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

Ann Fowler, an unmarried person,

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

Bertie M. Rich and Joe L. Crawley,

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

Shelby County, Alabama to-wit:

Starting at Southwest corner of Section 14, Township 18, Range 1 East running East along Section line a distance of 168 feet; thence, West 40° North 184 feet; thence, North 10° East 83 feet; thence, West 50° North 67 feet to Section line; thence, South along Section line 255 feet to Section Corner the point of beginning. Containing 1/2 acre more or less.

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1. Good Tax	\$ <u>65.00</u>
2. Mig Tax	_____
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>2.00</u>
TOTAL	<u>5.00</u>

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 have hereunto set my hand(s) and seal(s), this 26th day of April, 1989

WITNESS:

STATE OF ALA. SHELBY CO. }
I CERTIFY THIS }
INSTRUMENT WAS FILED }
89 APR 27 AM 8:49 }
_____ (Seal) }
_____ (Seal) }
_____ (Seal) }

Ann Fowler (Seal)
ANN FOWLER (Seal)
_____ (Seal)
_____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann Fowler 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 she 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., 1989

Vernon N. Schmitt