

Send Tax Notice To:

Scott Michael Crain
5459 Dover Cliff Circle
Birmingham, AL 35242

199

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
2100 SouthBridge Parkway, Suite 650
Birmingham, Alabama 35209

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

That in consideration of ONE HUNDRED TWELVE AND NO/100 Dollars.....

..... (\$ 112,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Steven T. Downey, and wife, Jane R. Downey, (herein referred to as Grantor) do grant, bargain, sell and convey unto SCOTT MICHAEL CRAIN AND PATRICIA POWELL CRAIN (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 34, according to the Survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 89,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seal, this 6th day of January, 1988.

Steven T. Downey
Steven T. Downey

Jane R. Downey
Jane R. Downey

BOOK 245 PAGE 466

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven T. Downey, and wife, Jane R. Downey, whose names 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 date the same bears date.

Given under my hand and official seal, this the 6th day of January, 1988.

Debra L. Stone
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 27, 1990

downey.txt

BOOK 245 PAGE 467

1. Deed Tax	\$ 22.50	22.50
2. Mtg. Tax		2.00
3. Recording Fee	5.00	5.00
4. Indexing Fee	3.00	
TOTAL	30.50	29.50

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JUDGE OF PROBATE