

This instrument was prepared by

MASON & FITZPATRICK, P.C.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

258

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY FOUR THOUSAND & NO/100—  
(\$224,000.00) DOLLARS to the undersigned grantor, T & T Quality Homes, Inc. a  
corporation, (herein referred to as the 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 Benjamin L. Crawford and  
wife, Charlotte R. Crawford (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 and right of reversion,  
the following described real estate, situated in Shelby County, Alabama:

Lot 85, according to the map and survey of Brook Highland, 3rd Sector, as  
recorded in Map Book 12, Page 64 A & B, in the Probate Office of Shelby County,  
Alabama.

53

BOOK 305 PAGE

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

\$150,000.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 3533 Chippenham Drive Birmingham, Alabama 35242

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 contingent  
remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of  
said premises; that they are free from all encumbrances, 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,  
Joe Curtis Turpin, Jr., who is authorized to execute this conveyance, hereto set its  
signature and seal, this the 8th day of August, 1990.

T & T Quality Homes, Inc.  
By: Joe Curtis Turpin, Jr., President

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 AUG 13 PM 12:08

1. Paid Cash	74.00
2.	2.36
3.	3.00
4.	1.00
5.	
6.	
Total	80.36

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said state, hereby  
certify that Joe Curtis Turpin, Jr. whose name as the President of T & T  
Quality Homes, Inc., 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.

Given under my hand and official seal, this the 8th day of August, 1990

Richard D. Dink  
Notary Public

My Commission Expires October 23, 1992