

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

858  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY NINE THOUSAND NINE HUNDRED & NO/100—  
(\$79,900.00) DOLLARS to the undersigned grantor, Crestwood Realty, Inc. a  
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE  
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by  
these presents, grant, bargain, sell and convey unto Sylvia M. Joiner, a single  
individual (herein referred to as GRANTEE, whether one or more), the following  
described real estate, situated in Shelby County, Alabama:

Lot 45-A, according to the Survey of Crestwood Resurvey, being a resurvey of  
Lots 33 through 47 of Chanda-Terrace, 3rd Sector, (Map Book 10 Page 97) and Lot  
48-A, of Resurvey of Lot 48, Chanda-Terrace, 3rd Sector (Map Book 10 Page 101),  
as recorded in Map Book 13 Page 142 in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.

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

\$71,910.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 2621 North Chandalar Lane, Pelham, Alabama 35124

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns  
forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee  
simple of said premises; that they are free from all encumbrances, 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 GRANTEE,  
his, her or their heirs, executors and assigns forever, against the lawful claims  
of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, B.J. Jackson, who is  
authorized to execute this conveyance, hereto set its signature and seal, this the  
31st day of January, 1991.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 FEB 13 AM 11:04

Thomas G. Shawley, Jr.  
JUDGE OF PROBATE

Crestwood Realty, Inc.  
By: B.J. Jackson  
B.J. Jackson, President

1. Deed Tax	8.00
2. Mtg. Tax	—
3. Recording Fee	2.50
4. Indexing Fee	3.22
5. No Tax Fee	—
6. Certified Fee	1.00
Total	14.72

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby  
certify that B.J. Jackson whose name as the President of Crestwood Realty, 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 31st day of January, 1991.

Richard D. Mink  
Notary Public

RICHARD D. MINK  
MY COMMISSION EXPIRES  
10/22/93

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