

1597

This instrument was prepared by  
(Name) J. Michael Joiner  
(Address) PO Box 1012, Alabaster, AL 35007

Send Tax Notice To: Larry R. Bates  
name 705 Olde Towne Circle  
Alabaster, AL 35007  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA  
Shelby COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Four Thousand Nine Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Crest Builders, Inc., by its President, H. Scott Gwin  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry R. Bates and wife Carolyn F. Bates  
(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 22, according to the survey of Olde Towne Forest, 2nd Addition  
as recorded in Map Book 12, Page 85, in the Probate Office of Shelby  
County, Alabama, being situated in Shelby County, Alabama.

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

Mineral and mining rights excepted.

\$94,400 of the above referenced purchase price has been paid by  
a mortgage loan closed simultaneously herewith.

BOOK 339 PAGE 342

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

91 APR 22 PM 1:12

*[Signature]*  
JUDGE OF PROBATE

1. Deed Tax	\$ 10.50
2. Mtr. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. Notary Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 17.00

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 19th  
day of April, 19 91

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*[Signature]*  
BY: H. Scott Gwin (Seal)  
President of Crest Builders, Inc. (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Shelby COUNTY

**General Acknowledgment**

I, J. Michael Joiner, a Notary Public in and for said County, in said State,  
hereby certify that H. Scott Gwin, as President of Crest Builders, Inc., a corporation  
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 he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 19th day of April, A. D., 19 91

*[Signature]*  
Michael Joiner Notary Public