

693  
Send Tax Notice To: Terry Alan Crabb  
name  
P.O. Box 323  
address  
Saginaw, Alabama 35137

This instrument was prepared by

(Name) Claiborne P. Seier  
2100 Southbridge Parkway, Suite 376  
(Address) Birmingham, Alabama 35209

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Seventy Six Thousand Six Hundred Fifty and No/100 (\$76,650.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~WAX~~ I,  
Terry Alan Crabb as Executor of the Estate of Betty Joyce Crabb, Case No. 28-293, Probate Court  
(herein referred to as grantors) do grant, bargain, sell and convey unto of Shelby County

Terry Alan Crabb

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

County, Alabama to-wit:

Shelby

A parcel of land situated in the North one-half of Section 7, Township 22 South, Range 2 West,  
described as follows:

Commencing at the NE corner of NW 1/4 of Section 7, and proceed in a Westerly direction along  
the section line 554.54 feet to an iron which is the point of beginning; thence turn a  
deflection angle of 97 degrees, 33' to the left and proceed in a Southerly direction 1424.42  
feet to an iron on the North right of way of Shelby County Highway #12; thence turn a deflection  
angle of 62 degrees, 10' 30" to the right and proceed in a Southwesterly direction along the  
North right of way of said road 384.02 feet to an iron; thence turn a deflection angle of 0  
degrees, 50' 30" to the right and continue in a Southwesterly direction along the North right of  
way of said road 176.45 feet to an iron; thence turn a deflection angle of 121 degrees, 32' to  
the right and proceed in a Northerly direction 1736.58 feet to an iron; thence turn a deflection  
angle of 93 degrees, 00' to the right and proceed in an Easterly direction along the section  
line 361.06 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements, rights of ways, building lines, and restrictions of record and specifical  
the following:

- (1) Taxes for 1991 and thereafter
- (2) Right of way to Alabama Power Company as recorded in Volume 126, page 34, Volume 200,  
page 481 and Volume 207, page 81 in the Probate Office of Shelby County, Alabama.

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 5th  
day of September, 1991  
Estate of Betty Joyce Crabb

1. Dead Tax 77.00  
2. Mfg. Tax 2.50  
3. Recording Fee 3.00  
4. Indexing Fee 3.00  
5. No Tax Fee 1.00  
6. Certified Fee 1.00  
Total 83.50

91 SEP 11 AM 9:36

The State of Alabama  
Jefferson County

JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby  
certify that Terry Alan Crabb, whose name as Executor of the Estate of Betty Joyce Crabb 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, is his capacity as such Executor  
executed the same voluntarily on the day the same bears date.

Given under my hand this the 5th day of September, 1991.

Notary Public