

692
Send Tax Notice To: Terry Alan Crabb
name

This instrument was prepared by

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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 Eight Thousand Four Hundred and No/100 (\$8,400.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, WE, 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 _____
Shelby County, Alabama to-wit:

Begin at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 18, Township 21 South, Range 2 West; thence West along the North boundary of the Northeast Quarter of Southwest Quarter of Section 18, for 78.70 feet, said point sometimes referred to as said Northwest-corner; thence left 89 degrees, 57'55" in a southerly direction 475.00 feet; thence left 90 degrees, 02' minutes, 05" in an easterly direction 425.00 feet; thence left 89 degrees, 57'55" in a northerly direction 475.00 feet to intersect with the North boundary of said Northwest quarter of Southeast quarter; thence in a westerly direction along said north boundary 346.30 feet to the point of beginning.

Subject to easements, right of ways, building lines, and restrictions of record and specifically the following:

- (1) Taxes for 1991 and thereafter.
- (2) Mining and mineral rights, release of damages, reservations, covenants and agreements as recorded in Volume 352, page 805 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, his 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

I CERTIFY THIS INSTRUMENT WAS FILED

91 SEP 11 AM 9:35

The State of Alabama
Jefferson

JUDGE OF PROBATE

BY Terry Alan Crabb
Terry Alan Crabb
Executor

1. Doc Fee	8.50
2. Imp. Fee	2.50
3. Recording Fee	2.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	15.50

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, in 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.

David P. Seier
Notary Public