

SEND TAX NOTICE TO: 580

(Name)

(Address)

This instrument was prepared by

(Name) Michael J. Romeo, Attorney
900 City Federal Building
(Address) Birmingham, Alabama 35203

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Four Thousand and no/hundreds (\$104,000.00)-----

to the undersigned grantor, Crestwood Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Dean Bartlett Dockins and Natalie Santucci-Dockins
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama:

Lot 23, according to the Survey of Chanda Terrace, Fourth Sector, as
recorded in Map Book 12 Page 99 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama. Mineral and mining
rights excepted.

Subject to:

1. Ad Valorem taxes for the year 1991^{due} and payable 10/1/91.
2. Public Utility easements as shown by recorded plat, including
a 10 foot easement on the Southeasterly rear side; a 7.5 foot
easement on the Northeasterly side and an irregular easement
on the Southwesterly side of lot.
3. Restrictions, covenants and conditions as set out in instrument(s)
recorded in Real 209 page 261 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by
instrument(s) recorded in Deed Book 315 page 207; Deed Book 179
page 373 and Deed Book 264 page 28 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument
recorded in Real 230 page 783 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables
recorded in Real 215 page 501 in Probate Office.
7. Title to all minerals within and underlying the premises,
together with all mining rights and other rights, privileges
and immunities relating thereto, including rights set out in
Deed Book 196 page 548 in Probate Office.
8. Rights of owners of property adjoining property in and to the
joint or common rights inbuilding situated on said lots, such
rights include but are not limited to roof, foundation, party
walls, walkway and entrance.

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, 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, has hereto set its signature and seal, this the 31st day of July 1991

ATTEST

91 NOV 12 AM 8:59

STATE OF ALABAMA
COUNTY OF SHELBY

91 AUG -9 AM 11:12

By

B. J. Jackson

President

1. Deed Tax
2. Mtg. Tax
3. Recording Fee
4. Indexing Fee
5. No Tax Fee
6. Certified Fee

Total

22.00
2.50
3.00
1.00
1.00
7.50

Total 38.50

I, the undersigned

State, hereby certify that

B. J. Jackson
President of

Crestwood Homes, Inc.

whose name as 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

July

19 91

Notary Public