

This instrument was prepared by

(Name) _____

(Address) _____

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-nine Thousand Nine Hundred Ninety and No/100 (\$69,990.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~we~~ ^{XX} I, J. Michael Crouch as a custodian for Gabriel M. Crouch under the Alabama Uniform Transfers to Minors Act, (herein referred to as grantors) do grant, bargain, sell and convey unto

R. Anthony Duke and wife Tracey Duke

(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 6, Block 2, according to the Survey of Bermuda Hills, First Sector, as recorded in Map Book 6, page 1 in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

\$61,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1992-12740

07/01/1992-12740
08:21 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 30th day of June, 19 92

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Michael Crouch

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Carol E. Cone, a Notary Public in and for said County, in said State, hereby certify that J. Michael Crouch as a custodian for Gabriel M. Crouch under the Alabama Uniform Transfers to Minors Act 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 30th day of June, A. D., 19 92

Carol E. Cone

Comm Exp 12/31/95
Notary Public