

This instrument was prepared by

(Name) Anthony D. Snable, Attorney

(Address) 2700 Highway 280 South, Suite 101
Birmingham, AL 35223

Send Tax Notice To: Kevin Charles Crook
name
4741 Sandpiper Lane
address
Birmingham, AL 35244

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Thousand Three Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert Michael Bruckner, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

George Charles Crook, Kevin Charles Crook and Nancy Lynn Nabors Crook

(herein referred to as GRANTEES) as joint tenants with right of survivorship, and upon the death of the first of them, unto the two surviving grantees as joint tenants with right of survivorship and then upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Sandpiper Trail Subdivision, Sector I, as recorded in Map Book 12, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1992.
2. Easements, conditions, restrictions and reservations of record.

\$140,300.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 14th

day of 03 July, 1992

WITNESSES
07/21/1992-1464
08:36 PM
SHELBY COUNTY JUDGE OF PROBATE
7:30

Inst # 1992-1464
07/21/1992-1464
08:36 PM
SHELBY COUNTY JUDGE OF PROBATE
7:30

STATE OF ALABAMA
Jefferson COUNTY

Robert Michael Bruckner (Seal)
Robert Michael Bruckner

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Michael Bruckner, an unmarried man 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 14th day of July, A. D., 1992

Anthony D. Snable Notary Public.
My Commission Expires: 10-21-95