

SEND TAX NOTICE TO:

(Name) Harold D. Craft and Susan J. Craft
 1000 Lake Winds Drive
 (Address) Birmingham, AL 35244

This instrument was prepared by

(Name) Clayton T. Sweeney
 2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Sixty Five Thousand and NO/100----- DOLLARS

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

William C. Cangelosi and wife, Joanna W. Cangelosi

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

Harold D. Craft and Susan J. Craft

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

Shelby County, Alabama to-wit:

Lot 11, according to the map and survey of Southlake, a residential subdivision, as recorded in Map Book 11, Page 85, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due and payable until October 1, 1993.

Existing easements, restrictions, rights-of-way, set-back lines and limitations, of record.

\$155,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-26909

11/14/1992-26909
 01:17 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 216.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27th

day of August, 19 92.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

STATE OF ALABAMA GEORGIA }
 FULTON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William C. Cangelosi and wife, Joanna W. Cangelosi whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of

August 92
 A.D. 1992
 Cynthia L. Bryan
 Notary Public, Fulton County, Georgia
 My Commission Expires Mar. 26, 1994
 Notary Public