

This Instrument Prepared By:
James F. Burford, III
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
BEN CRUNK
3420 WILDEWOOD DR.
PELHAM AL. 35124

STATUTORY WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Fifty-Two Thousand Five Hundred and No/100 Dollars (\$52,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, RANDALL H. GOGGANS, a married man (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BENJAMIN ALLEN CRUNK and SHIRLEY N. CRUNK (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to 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 3, according to the survey of Brookshire, 2nd Sector, a private, single family, residential, estate lot subdivision as recorded in Map Book 16, Page 65, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1993 and thereafter; (2) Building setback line of 50 feet reserved from Brookshire Lane as shown by plat; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1992-12759 and Instrument #1992-13469 in Probate Office; (4) Easement(s) to Alabama Power Company as shown by instrument recorded in Instrument #1992-26826 in Probate Office.

The property conveyed herein is not the homestead of the Grantor.

\$44,625.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand and seal, this 23 day of February, 1993.

Randall H. Goggans
Randall H. Goggans

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of February, 1993.

[Signature]
Notary Public

My Commission Expires: 3-1-94

Inst # 1993-05595

03/01/1993-05595
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.50