

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of NINETY FOUR THOUSAND FIVE HUNDRED DOLLARS (\$94,500.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, CAROL B. HOLT a married woman (herein referred to as grantor) do grant, bargain, sell and convey unto MARCUS A. CRUMPTON and wife SHERI L. CRUMPTON the following described real estate situated in Shelby County, Alabama:

Lot 93, Block 1, according to the survey of Cahaba Valley Estates 5th Sector according to plat thereof, as recorded in Map Book 6 page 4 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, rights of way, and 1993 taxes which are a lien but not yet due and payable. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

This property is not the homestead of the grantor.

\$89,750.00 of the purchase price is from a purchase money first mortgage granted simultaneously herewith.

And I do for myself and for my executor and administrator covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 11th day of JUNE 1993.


CAROL B. HOLT

06/16/1993-17564
01:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.55

State of Alabama
Jefferson County

I, MARK E. TIPPINS a Notary Public in and for said County, in said State, hereby certify that CAROL B. HOLT 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of JUNE 1993.

Notary Public: 
My commission expires: 7-23-1993.

Prepared by: Mark E. Tippins 14 Office Park Circle #105
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: MARCUS A. CRUMPTON 1049 Ryecroft Circle
Pelham, Alabama 35124.

Inst # 1993-17564