

This instrument was prepared by

(Name) William H. Halbrooks, Atty

(Address) 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice To: Michael R. Wolfhard

name

4029 Water Willow Lane

address

Hoover, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED TWENTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$325,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Marilyn Reeve Crouch and wife, Lynn Harrell Crouch

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael R. Wolfhard and wife, Nora J. Wolfhard

(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 3014, according to the Survey of Riverchase Country Club 30th Addition as recorded in Map Book 13, Page 88 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$203,150.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

07/13/1993-20363
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 88.58

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, we have hereunto set our hand(s) and seal(s), this 7th
day of July, 19 93.

(Seal)

(Seal)

(Seal)

Marilyn Reeve Crouch (Seal)
Marilyn Reeve Crouch
Lynn Harrell Crouch (Seal)
Lynn Harrell Crouch

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that
Marilyn Reeve Crouch and wife, Lynn Harrell Crouch
whose name they 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 7th day of July, A.D., 1993

William H. Halbrooks

Notary Public

Inst # 1993-20363