

This instrument was prepared by

Send Tax Notice To: Fred Cecil Crum, Jr.

(Name) MARTIN, DRUMMOND, WOOSLEY & PALMER, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

^{name}
4902 Windwood Circle,
Birmingham, Alabama 35242
address

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of THREE HUNDRED FIFTY THOUSAND AND NO/100ths DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James R. Crane and wife, Jeanette P. Crane

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

Fred Cecil Crum, Jr. and wife, Rebecca H. Crum

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

Shelby County, Alabama to-wit:

See Exhibit "A" for Legal Description:

\$ 250,000.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights
of way, limitations, if any, of record.

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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 29th
day of September, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

James R. Crane (Seal)
James R. Crane
Jeanette P. Crane (Seal)
Jeanette P. Crane (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James R. Crane and wife, Jeanette P. Crane
whose name 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 29th day of September A. D., 19 93

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Hubert E. Perry
Notary Public.

EXHIBIT "A"

Parcel I. Estate #1 according to the Map and Survey of Windwood Circle Residential Subdivision, as recorded in Map Book 6, Page 154, in the Probate Office of Shelby County, Alabama.

Parcel II.

Commence at the southeast corner of the southwest quarter northeast quarter of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a westerly direction along the south line of the southwest quarter northeast quarter for a distance of 358.58 feet; thence turn an angle to the left of 40 degrees 15 minutes 20 seconds and run in a southwesterly direction along the southeast line of Lots 3A and 4A of the Windwood Circle (Residential Subdivision) as recorded Map Book 6, Page 154 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 454.32 feet to the point of beginning, from the point of beginning thus obtained continue along the last described course for a distance of 303.36 feet to a point on the northeast right-of-way of Caldwell Mill Road; thence turn an angle to the right of 92 degrees 42 minutes 02 seconds and run in a northwesterly direction along the said northeast right-of-way for a distance of 7.52 feet to the point of commencement of a curve to the right having a central angle of 89 degrees 51 minutes 44 seconds and a radius of 25.0 feet; thence run along the arc of said curve in a northwesterly, northerly direction and northeasterly direction for a distance of 39.21 feet to the end of said curve; thence run along the tangent if extended to said curve in a northeasterly direction along the southeast right-of-way of Windwood Circle for a distance of 45.74 feet to the point of commencement of a curve to the left having a central angle of 2 degrees 38 minutes 50 seconds and a radius of 1725.0 feet; thence run along the arc of said curve and southeast right-of-way of Windwood Circle for a distance of 79.70 feet to the end of said curve; thence turn an angle from the tangent of said curve to the left of 90 degrees 00 minutes and run in a northwesterly direction for a distance of 10.0 feet; thence turn an angle to the right to the tangent of a curve to the left having a central angle of 5 degrees 02 minutes 38 seconds and a radius of 1715.0 feet; thence run along the arc of said curve and the southeast right-of-way of Windwood Circle in a northeasterly direction for a distance of 150.98 feet; thence turn an angle to the right of 94 degrees 06 minutes 44 seconds and run in a southeasterly direction for a distance of 44.41 feet to the point of beginning.

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