

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

Inst # 1994-12455

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty-two thousand, five hundred (\$62,500.00) and other good and valuable consideration to the undersigned grantors, Richard A. Craig and wife, Rhonda A. Craig, in hand paid by Gregory J. Hardin and wife, Annette G. Hardin, the receipt whereof is acknowledged, we the said Richard A. Craig and Rhonda A. Craig do grant, bargain, sell and convey unto the said Gregory J. Hardin and Annette G. Hardin as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 20 and 21 in Block "C", according to the plat of Wilmont Subdivision as recorded in Map Book 3, page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, and subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any of record, and property taxes for the current tax year which are to be prorated between the parties.

Together with all improvements situated upon the land here conveyed.

TO HAVE AND TO HOLD unto the said Gregory J. Hardin and Annette G. Hardin 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

AND WE DO, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid; that we will, and 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.

14th day of April, 1994. **IN WITNESS WHEREOF**, we have hereunto set our hands and seals, this

WITNESS:

Alan L. Howard

Richard A. Craig (Seal)

Rhonda A. Craig (Seal)

04/15/1994-12455
12:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

P.O. Box 1952
Arabastee, AL 35007

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, J. Fred Mc Duff, a Notary Public in and for said County in said State, hereby certify that Richard A. Craig and wife, Rhonda A. Craig, whose names are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of April, 1994.

J. Fred Mc Duff
Notary Public

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