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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

This instrument was prepared by

SEND TAX NOTICE TO:

(Name) Robert C. Henderson, Jr. and  
Karen R. Henderson

(Address) 654 Highway 32  
Columbiana, Alabama 35051

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert H. Crawford and wife, Mary S. Crawford and Timothy Lynn Crawford and wife,  
Carolyn Smith Crawford  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert C. Henderson, Jr. and wife, Karen R. Henderson

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

Shelby

County, Alabama to-wit:

A non-exclusive easement for the purpose of ingress and egress and utilities being 20 feet in width and being 10 feet in equal width on each side of the following described line: Commence at a corner in place accepted as the Southwest corner of the Southwest one-fourth of the Northwest one-fourth of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 02 deg. 00' 30" East along the West boundary of said quarter-quarter section for a distance of 663.30 feet; thence proceed South 88 deg. 03' 34" East for a distance of 571.69 feet to the centerline of said easement. From this beginning point proceed North 36 deg. 44' 19" East along the centerline of said easement for a distance of 94.24 feet; thence proceed North 24 deg. 20' 41" East along the centerline of said easement for a distance of 65.81 feet; thence proceed North 02 deg. 02' 08" West along the centerline of said easement for a distance of 62.29 feet; thence proceed North 39 deg. 16' 52" West along the centerline of said easement for a distance of 66.25 feet; thence proceed North 51 deg. 44' 08" West along the centerline of said easement for a distance of 138.30 feet; thence proceed North 58 deg. 56' 47" West along the centerline of said easement for a distance of 75.04 feet; thence proceed North 70 deg. 40' 45" West along the centerline of said easement for a distance of 92.40 feet; thence proceed North 52 deg. 22' 54" West along the centerline of said easement for a distance of 44.13 feet; thence proceed North 19 deg. 11' 29" West along the centerline of said easement for a distance of 52.58 feet; thence proceed North 07 deg. 11' 54" West along the centerline of said easement for a distance of 95.02 feet; thence proceed North 22 deg. 12' 54" West along the centerline of said easement for a distance of 55.56 feet; thence proceed North 39 deg. 58' 27" West along the centerline of said easement for a distance of 159.22 feet; thence proceed North 33 deg. 51' 02" West along the centerline of said easement for a distance of 51.16 feet; thence proceed North 24 deg. 47' 31" West along the centerline of said easement for a distance of 203.95 feet to a point on the Southerly right-of-way line of Shelby County Road No. 32 and the termination of said easement; being situated in Shelby County, Alabama.

05/13/1994-15541  
08:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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 12th

day of May, 19 94.

WITNESSES:

Timothy Lynn Crawford (Seal)  
Carolyn Smith Crawford (Seal)  
Carolyn Smith Crawford (Seal)

Robert H. Crawford (Seal)  
Mary S. Crawford (Seal)  
Mary S. Crawford (Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert H. Crawford & wife, Mary S. Crawford & Timothy Lynn Crawford & Carolyn Smith Crawford whose name s 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 12th day of May, A. D., 19 94

Peggy J. Letson

Notary Public.

Inst # 1994-15541