

This instrument was prepared by

(Name) William H. Halbrooks
(Address) 704 Independence Plaza
Birmingham, Alabama 35209

Send Tax Notice To: James R. Crutchfield
name 5054 Wagon Trace
address Birmingham, Alabama 35242

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-Five Thousand and no/100-----(\$155,000.00) DOLLARS

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

Marc B. Wilson and wife, Norine B. Wilson
(herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Crutchfield and Dorothy T. Crutchfield

(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 14, Block 3, according to the Map and Survey of Applecross, a subdivision of Inverness, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$147,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

07/01/1994-20889
12:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 16.50

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 16th day of June, 19 94

WITNESS:

(Seal)

(Seal)

(Seal)

Marc B. Wilson (Seal)
Marc B. Wilson
Norine B. Wilson (Seal)
Norine B. Wilson

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marc B. Wilson and wife, Norine B. Wilson 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 16th day of June, A. D., 19 94
My commission expires: 4/21/96

William H. Halbrooks Notary Public.