

This Instrument Was Prepared By:
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Attorney-at-Law
214 Lorna Square
Birmingham, Alabama 35216

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of SEVENTY FIVE THOUSAND DOLLARS AND 00 CENTS (US\$75,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Roy M. Faucett and wife, Betty J. Faucett, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Martin H. Crawford and wife, Julie Ann Crawford, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

A parcel of land situated partly in Section 3, Township 24 North, Range 13 East and partly in Section 20, Township 22 South, Range 2 West, and being more particularly described as follows:

Begin at the Northwest corner of the NW 1/4 or NW 1/4 of Section 3, Township 24 North, Range 13 East, being a point on the Freeman Base Line and run Southerly along the Section line 384.30 feet; thence turn left 113 degrees 00 minutes and run Northeasterly 163.00 feet; thence turn left 67 degrees 00 minutes and run Northerly and parallel with the West line of said Section 315.25 feet to a point on the Base Line; thence turn left 07 degrees 57 minutes and run 101.25 feet to a point on the center line of the Southern Bell Telephone Company's right-of-way; thence turn left 92 degrees, 25 minutes and run 138.00 feet to a point on the Projected West line of Section 3, Township 24 North, Range 13 East; thence turn left 79 degrees, 38 minutes and run 70.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Note: \$60,000.00 of the above purchase price is in the form of a mortgage in favor of Collateral Mortgage, Ltd., executed and recorded simultaneously hereith.

aThis conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns 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 hands and seals on this the 29th day of September, 1994.

Roy M. Faucett
Roy M. Faucett

Betty J. Faucett
Betty J. Faucett

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Roy M. Faucett and wife, Betty J. Faucett, whose names 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 the 29th day of September, 1994.

Onnie D. Dickerson, III
Onnie D. Dickerson, III
Notary Public

My Commission Expires: 4/23/96

Inst # 1994-30019

10/03/1994-30019
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 23.50

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