

This instrument was prepared by

(Name) Holliman, Shockley & Kelly  
2491 Pelham Parkway  
(Address) Pelham, AL 35124

Send Tax Notice To: SAMUEL LAWRENCE CRAWLEY, III  
and JEAN MASTERS CRAWLEY  
name  
1344 Royalty Drive  
address  
Alabaster, Alabama 35007

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-One Thousand and no/100 DOLLARS

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

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY

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

SAMUEL LAWRENCE CRAWLEY, III and wife, JEAN MASTERS CRAWLEY

(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 5, Block 1, according to the Survey of Royal Place, as recorded in Map Book 17, Page 143, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 64,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

01/17/1995-01365  
02:11 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 25.00

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, I have hereunto set my hand(s) and seal(s), this 12th day of January, 1995

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY  
(Seal)

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY KENT d/b/a LARRY KENT BUILDING COMPANY whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of January A. D., 19 95

8-29-98  
Notary Public.  
JOHN R. HOLLIMAN