

This instrument was prepared by:  
(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:  
(Name) DANIEL JOSEPH KELLY  
(Address) 1426 Applegate Drive  
Alabaster, AL 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Fifty-Four Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, LINDA SIMS CRUMBLEY and husband, JEFFERY S. CRUMBLEY (herein referred to as grantors), do grant, bargain, sell and convey unto

DANIEL JOSEPH KELLY and LANNY G. KELLY (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

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.

\$ 53,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

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 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 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 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 23rd day of May, 1995.

WITNESS

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

Linda Sims Crumbley (Seal)  
LINDA SIMS CRUMBLEY  
Jeffery S. Crumbley (Seal)  
JEFFERY S. CRUMBLEY

STATE OF ALABAMA }  
SHELBY County } **General Acknowledgment**

I, the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that LINDA SIMS CRUMBLEY and husband, JEFFERY S. CRUMBLEY, 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 23rd day of May A.D., 19 95.

My Commission Expires: 8-29-98

[Signature]  
Notary Public

**EXHIBIT "A"**

Lot 14, according to the Resurvey of Lots 1 through 64, 89 through 184 and A through C, of Applegate Manor, as recorded in Map Book 10 page 25, in the Probate Office of Shelby County, Alabama together with all rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to Applegate Townhouse Association, Inc. by deed recorded in Real 65, page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and restrictions of Applegate Townhouse recorded in Real 63 page 634, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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