

395-1927

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

PHILLIP R. CRUMPTON  
525 WARRIOR DRIVE  
ALABASTER, AL 35007

Inst # 1995-24806

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY SEVEN THOUSAND and 00/100 (\$87,000.00) DOLLARS to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto PHILLIP R. CRUMPTON and TERESA MICHELLE CRUMPTON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 7, ACCORDING TO THE SURVEY OF PARK PLACE, AS RECORDED IN MAP BOOK 15, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. 35 foot building line as shown by recorded Map.
3. 7.5 foot Easement on rear, as shown by recorded Map.
4. Restrictions as shown by recorded Map.
5. Restrictions or Covenants recorded in Real 351, Page 235, in Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Right of Way granted to Alabama Power Company by instrument recorded in Real 84, Page 189 and Deed Book 333, Page 385, in the Probate Office of Shelby County, Alabama.
7. Right of Way of Shelby County recorded in Deed Book 216, Page 584, in the Probate Office of Shelby County, Alabama.
8. Right of Way to Southern Natural Gas Company, recorded in Deed Book 88, Page 557, in the Probate Office of Shelby County, Alabama.
9. Easement to Plantation Pipeline Company, recorded in Deed Book 210, Page 150, in the Probate Office of Shelby County, Alabama.
10. Easement to American Telephone & Telegraph Company, recorded in Real 194, Page 332, in the Probate Office of Shelby County, Alabama.

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11. Easement, recorded in Real 195, Page 649, in the Probate Office of Shelby County, Alabama.

\$85,020.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, ROY MARTIN CONSTRUCTION, INC., by ROY MARTIN its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of September, 1995.

ROY MARTIN CONSTRUCTION, INC.

By:   
ROY MARTIN, ITS PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROY MARTIN, whose name as PRESIDENT of ROY MARTIN CONSTRUCTION, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 1ST, day of SEPTEMBER, 1995.

  
Notary Public

My commission expires: 7/16/98

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