

SEND TAX NOTICE TO:

(Name) Gerald C. Woodham, Jr.

(Address) 209 Chadwick Lane
Helena, Alabama 35080

This instrument was prepared by

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

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Three Thousand, Five Hundred & no/100----- DOLLARS
(\$123,500.00)

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

Gregory D. Cromeens and wife, Wendy M. Cromeens

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

Gerald C. Woodham, Jr. and Wanda J. Woodham

(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 45, according to the Survey of Chadwick, Sector One, as recorded in Map Book 17, Page 52, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$117,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-24908

09/08/1995-24908
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 15.00

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, we have hereunto set our hand(s) and seal(s), this 23rd day of August, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

Gregory D. Cromeens (Seal)
Gregory D. Cromeens

(Seal)
Wendy M. Cromeens (Seal)
Wendy M. Cromeens

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory D. Cromeens and wife, Wendy M. Cromeens whose name s are 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 August, A.D., 19 95

William H. Halbrooks
Notary Public.