

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

BROWN-TURNER, L.L.C.  
Attorneys at Law  
211 22nd Street North  
Birmingham, Alabama 35203

FREDERICK A. BOHN  
140 WEATHERLY WAY  
PELHAM, ALABAMA 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1995-31343

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHTY THOUSAND and 00/100 (\$280,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CLEVE E. CREWS and DOLORES M. CREWS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto FREDERICK A. BOHN and PATSY JOYCE BOHN, HUSBAND AND WIFE and RICHARD G. SPROUSE AND SHELLEY R. SPROUSE, 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 130, ACCORDING TO THE SURVEY OF WEATHERLY SECTOR 2 PHASE 2, AS RECORDED IN MAP BOOK 14, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995, which constitutes a lien, but are not yet due and payable until October 1, 1996.
2. 70 foot building line as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Vol. 268, page 98, and Vol. 154, page 718, in the Probate Office of Shelby County, Alabama.
4. Declaration of Protective Covenants as recorded in Real 310, page 486 and Real 328, page 95, in the Probate Office of Shelby County, Alabama.

\$145,000.00 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.

10/31/1995-31343  
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SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 148.00

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CLEVE E. CREWS and DOLORES M. CREWS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of October, 1995.

  
CLEVE E. CREWS

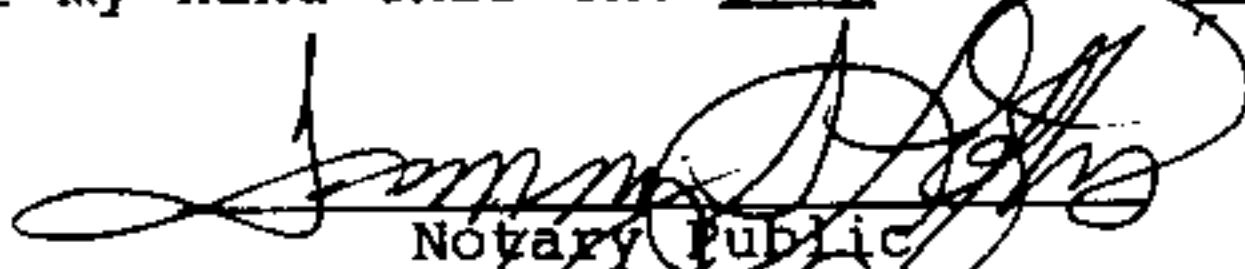
  
DOLORES M. CREWS

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CLEVE E. CREWS and DOLORES M. CREWS, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of October, 1995.

  
Notary Public

My commission expires: 2/2/99

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