

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 200-A, 100 Vestavia Office Park  
Birmingham, Alabama 35216

Send Tax Notice To:  
WILLIAM H. CRANDALL  
2614 ROYAL CIRCLE  
PULHAM, AL  
35124

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

STATE OF ALABAMA )

SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Four Thousand and No/100 Dollars (\$44,000.00), to the undersigned Grantor or Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, MICHAEL D. WESSON and wife, KATHLEEN R. WESSON (herein referred to as Grantors), do grant, bargain, sell and convey unto Dianne J. Crandall & William H. Crandall (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Deer Creek Estates, as recorded in Map Book 20, Page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Building setback line of 35 feet reserved from Deer Crest Circle as shown by plat; (3) Easement(s) for water as shown by Instrument #1995-11492 in Probate Office; (4) Covenant and agreement concerning 30 foot water easement as set out by Instrument #1995-11492 in Probate Office; (5) Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1995-31518 in Probate Office; (6) Articles of Incorporation and By-Laws of Deer Creek Homeowners Association, Inc., said articles being recorded in Instrument #1995-31517 in said Probate Office; (7) Easements, restrictions and rights-of-way of record; (8) Easement to Alabama Power Company and South Central Bell Telephone Company dated November 2, 1995.

\$ 35,200.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, MICHAEL D. WESSON and wife, KATHLEEN R. WESSON, have hereunto set their hands and seals, this the 23 day of DECEMBER, 1995.  
Inst # 1995-36679

Michael D. Wesson  
Michael D. Wesson

Kathleen R. Wesson  
Kathleen R. Wesson

12/21/1995-36679  
03:31 PM CERTIFIED  
f:\pos\shelby\COUNTY JUDGE OF PROBATE  
SHELBY COUNTY, ALA.  
002 MCB 21.00

South Trust

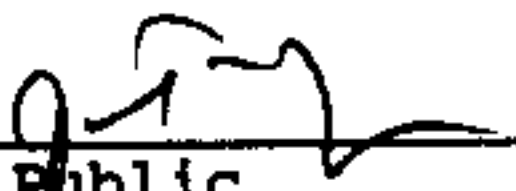
Inst # 1995-36679  
62995-56679

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL D. WESSON and wife, KATHLEEN R. WESSON, 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 foregoing conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7 day of DECEMBER, 1995.

  
Notary Public  
My Commission Expires: 3.1.96

Inst # 1995-36679

12/21/1995-36679  
03:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.00