

THIS INSTRUMENT PREPARED BY:
DANNY C. LOCKHART, ATTORNEY
1129 Forestdale Blvd.
Birmingham, Alabama 35214

SEND TAX NOTICE TO:
Harry Joe Crawford
1885 Highway 61
Columbiana, Al. 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF JEFFERSON)

That in consideration of One no/100 Dollars, to the undersigned grantors, in hand paid by the grantees herein, the receipt is hereby acknowledged, We, Harry Joe Crawford and wife, Paula Nicholson Crawford, herein referred to as grantors do grant, bargain, sell and convey unto Harry Joe Crawford and Paula Nicholson Crawford, herein referred to as GRANTEES, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

Commence at the Northwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 5, Township 22 South, Range 1 East and proceed thence east along the northerly boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1241.60 feet to the point of beginning of the property herein conveyed; thence proceed South 0° 38' 58" East parallel with the westerly boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210.01 feet to a point; thence proceed east parallel to the northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section and parallel to the northern boundary of the NE $\frac{1}{4}$ - SW $\frac{1}{4}$ of said Section 5 for a distance 420.00 feet; thence proceed North 0° 38' 58" West parallel to the westerly boundary of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$ for a distance of 210.01 feet to a point on the north boundary of NE $\frac{1}{4}$ -SW $\frac{1}{4}$ of said Section 5; thence proceed west along the northern boundary of the NE $\frac{1}{4}$ -SW $\frac{1}{4}$ and the northern boundary of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$ a distance of 420.00 feet back to the point of beginning.

ALSO FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PARCEL OF LAND AN EASEMENT BEING 20 FEET IN WIDTH AND BEING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

From the Northwest corner of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 East, Shelby County, Alabama, proceed East along the Northern boundary of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$ and the northern boundary of the NE $\frac{1}{4}$ -SW $\frac{1}{4}$ for a distance of 1661.60 feet to a point; thence proceed South 0° 38' 58" East parallel to the western boundary of the NE $\frac{1}{4}$ -SW $\frac{1}{4}$ for a distance of 37.92 feet to a point in the center of a 20 foot easement for the right of ingress and egress to the above described parcel of land, said point being the point of beginning; thence from said point of beginning proceed North 89° 13' 24" East along the center of said 20 foot easement for a distance of 705.57 feet to a point in the center of Shelby County Highway No. 61, said point being the point of termination of said 20 foot easement.

Inst # 1996-12578

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04/18/1996-12578
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JOC MCD 11.50

Subject to:

1. Advalorem taxes due and payable October 1, 1996.
2. Easements, exceptions, reservations and restrictions, of record if any.

TO HAVE AND TO HOLD, to the said GRANTEES, as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances (except as above noted), 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 GRANTEES, their, heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal on this the 4th. day of April, 1996.

Harry Joe Crawford
Harry Joe Crawford

Paula Nicholson Crawford
Paula Nicholson Crawford

STATE OF ALABAMA

General Acknowledgment

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Harry Joe Crawford and wife, Paula Nicholson Crawford, 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, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 4th. day of April, 1996.

Harry C. [Signature]
Notary Public
Inst # 1996-12578

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