

**WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

That in consideration of **SIXTY NINE THOUSAND NINE HUNDRED DOLLARS (\$69,900.00)** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **DONALD E. KNIGHT**, a single man and I, **DAN L. HOWARD**, a married man, (Herein referred to as grantor) do grant, bargain, sell and convey unto **MYRON H. CRAWFORD and wife JACKIE T. CRAWFORD** as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

Lots 1 and 2, Block 109, according to J. H. Dunstan's map of the Town of Calera, Alabama situated in Shelby County, Alabama.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

\$49,900.00 of the purchase price is from a 1st mortgage given simultaneously herewith.

**This property is not the homestead of the grantor, Dan L. Howard.**

And I do for myself and for my executor and administrator covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

Donald E. Knight DONALD E. KNIGHT

Dan L. Howard DAN L. HOWARD

STATE OF ALABAMA  
JEFFERSON COUNTY

I, **MARK E. TIPPINS** a Notary Public in and for said County, in said State, hereby certify that **DONALD E. KNIGHT** and **DAN L. HOWARD** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of APRIL 1996.

Notary Public : Mark E. Tippins  
MARK E. TIPPINS

My commission expires: 7-23-1997.

Prepared by: **MARK E. TIPPINS** 4 Office Park Circle #215 Birmingham, Alabama 35223

Send tax notice to: **MYRON H. CRAWFORD** 1918 2nd Avenue N. Calera, Alabama 35040.

04/23/1996-13163  
09:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 28.50

Inst # 1996-13163