

SEND TAX NOTICE TO:

(Name) Dennis C. Goodwin Jr.
107 Norridge Place
(Address) Pelham, Alabama 35124

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-Four Thousand and no/100---(\$124,000.00)--- DOLLARS

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

Herbert C. Crosby and wife, Beverly Ann Crosby

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

Dennis C. Goodwin/and Barbara N. Goodwin

(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 4, according to the Survey of Final Plat Phase I Stratford Place, as recorded in Map Book 11, Page 124, and Corrected Map recorded in Map Book 12, Page 38, in the Probate Office of, Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

Inst # 1996-15095

05/08/1996-15095
12:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 132.50

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 1st

day of May, 1996

WITNESS:

(Seal)

(Seal)

(Seal)

Herbert C. Crosby (Seal)
Herbert C. Crosby (Seal)
Beverly Ann Crosby (Seal)
Beverly Ann Crosby

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herbert C. Crosby and wife, Beverly Ann Crosby 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 1st day of May, A. D. 1996

William H. Halbrooks
Notary Public

Inst # 1996-15095