

This form furnished by: **Cahaba Title, Inc.**

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FAX 988-5905

This instrument was prepared by:

(Name) STEWART-DAVIS, P.C.
(Address) 3800 Colonnade Parkway, Suite 650
Birmingham, AL 35243

Send Tax Notice to:

(Name) HERBERT C. CROSBY
(Address) 1332 Willow Creek Place
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY THOUSAND FIVE HUNDRED AND NO/100 (\$130,500.00)---DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
FRED J. GUTHRIE AND ANN I. GUTHRIE, Husband and Wife
(herein referred to as grantors), do grant, bargain, sell and convey unto

HERBERT C. CROSBY and BEVERLY A CROSBY
(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 11, According to the Survey of Willow Creek Phase Two, as recorded
in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County,
Alabama.

SUBJECT, to any and all restrictions, easements and rights-of-way of record
affecting said property, if any.

\$110,925.00 of the purchase price herein is from the proceeds of a purchase
money mortgage, executed this date and to be recorded simultaneously
herewith.

Inst # 1996-19801

06/18/1996-19801
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 28.50

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 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 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 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 12th
day of June, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Fred J. Guthrie (Seal)
ANN I. GUTHRIE (Seal)
ANN I. GUTHRIE (Seal)

STATE OF ALABAMA
JEFFERSON

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that FRED J. GUTHRIE and ANN I. GUTHRIE, husband and wife 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 12th day of June, A.D., 19 96.

My Commission Expires:

Notary Public