

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) T.L. Crawford

(Address) 8825 Old Hwy 280
Chelsea AL. 35043
678-6176

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of \$ 500.00 DOLLARS

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

Robert H. Crawford and wife, Mary S. Crawford

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

T. L. Crawford and Carolyn A. 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:

A parcel of land in the NW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of said 1/4-1/4 Section; thence run North 00 degrees 32 minutes 53 seconds East along the West Section line a distance of 237.98 feet to a point on the Southeast right of way of Shelby County Highway #32 (Pumpkin Swamp Road - 80-foot right of way); thence run North 55 degrees 23 minutes 41 seconds East a distance of 40.00 feet along said right of way; thence run South 27 degrees 16 minutes 39 seconds East a distance of 194.94 feet; thence run South 41 degrees 27 minutes 00 seconds East a distance of 117.91 feet to a point on the South 1/4-1/4 line; thence run South 89 degrees 43 minutes 46 seconds West a distance of 202.60 feet to the point of beginning. According to survey of Amos Cory, dated October 28, 1996.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

11/13/1996-37632
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 hands and seals, this 13th

day of November, 1996

WITNESS:

Celia A. Inawick (Seal)

William E. Curry (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert H. Crawford and wife, Mary S. 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, A. D., 1996

Notary Public

My Commission Expires August 6, 2000

Inst # 1996-37632